

WARRANTY DEED

20210303000105650
03/03/2021 09:10:42 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
LAN Homes, LLC
1857 Buttercup Drive
Hoover, AL 35226

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twelve Thousand Five Hundred and 00/100 Dollars and 00/100 Dollars (\$212,500.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Carol V Porter, unmarried,
(herein referred to as Grantor) do grant, bargain, sell and convey unto
LAN Homes, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Jefferson, to-wit:

Lot 831, according to the Survey of Fifteenth Addition Riverchase Country Club, as recorded in Map Book 8, Page 168, in the Probate Office of Shelby County, Alabama.

Carol V. Porter is the surviving grantee of deed recorded in Inst. No. 1996-25006. The other grantee, Warren G Porter, having died on or about the 18th day of April, 2016.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this March 1, 2021.



Carol V Porter

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Carol V Porter**, unmarried, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, **Carol V Porter** executed the same voluntarily on the day the same bears date.

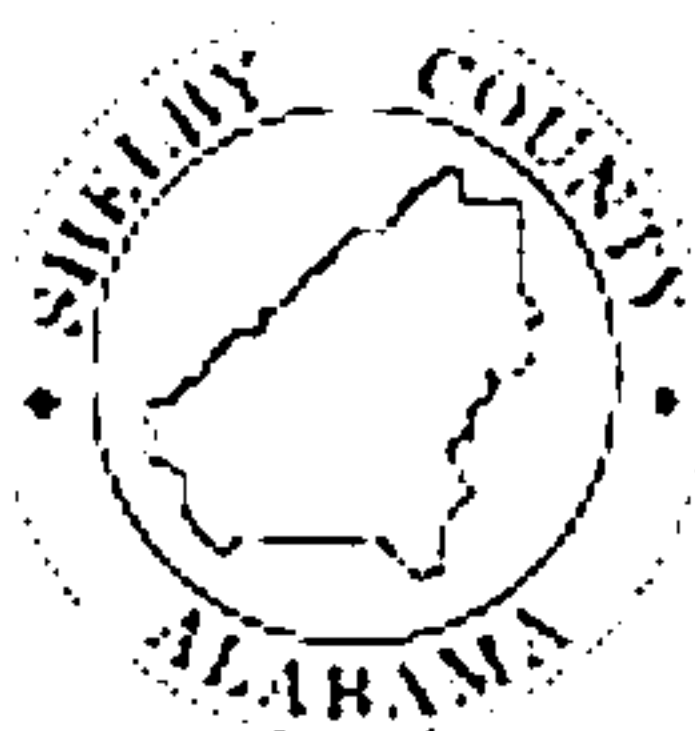
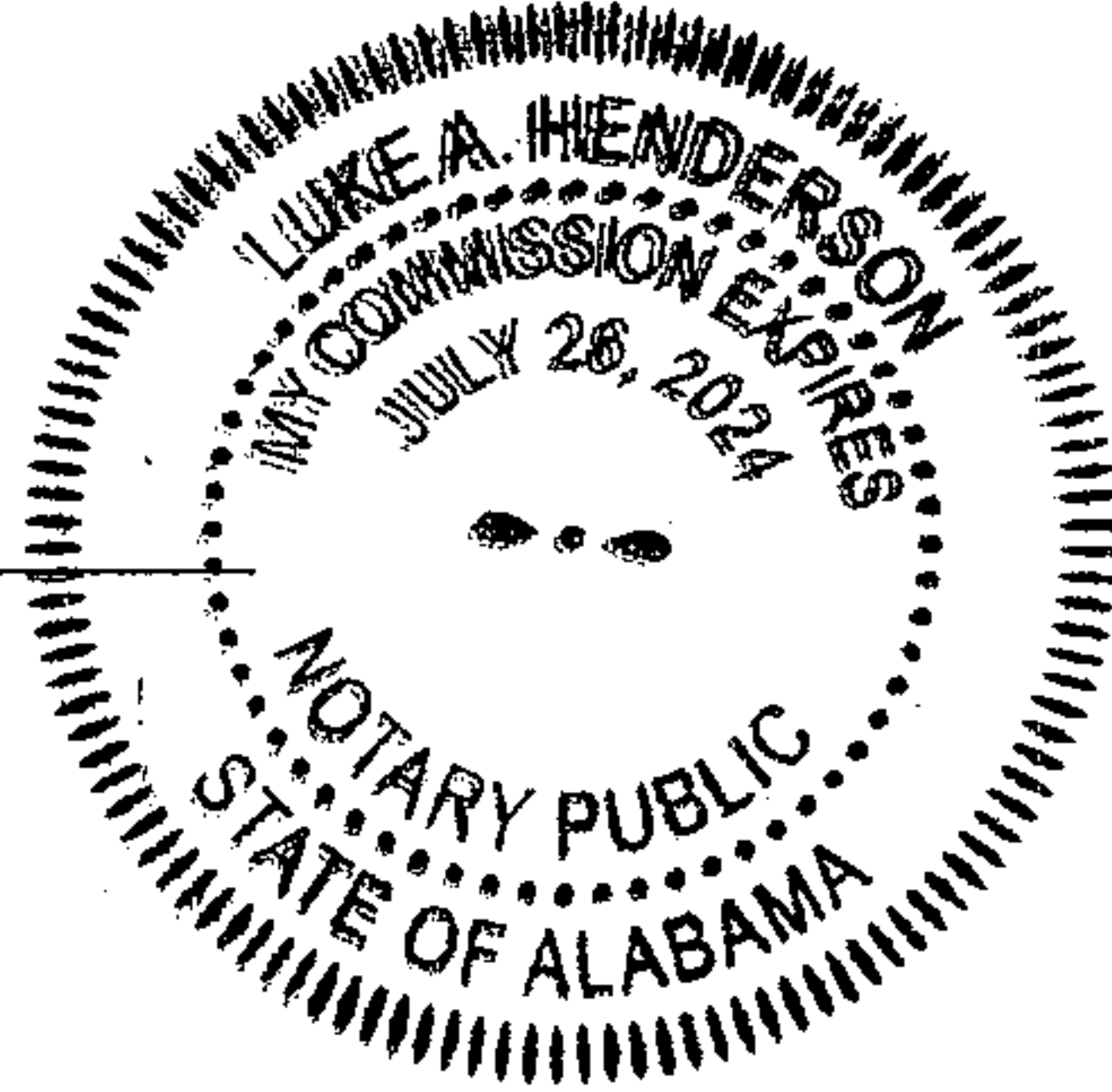
Given under my hand and seal this March 1, 2021.

My Commission Expires: **7/26/2024**

Grantor's Address:
2875 Acton Road, Apt I
Birmingham, AL 35243
Property Address:
804 Mockernut Rd
Hoover, AL 35244



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2021 09:10:42 AM
\$234.50 CHERRY
20210303000105650

