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DEEDS 1/2

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Mary Italiano
1223 Siskin Circle
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Arthur Bracewell, a single man, whose mailing address is:

12974 Sophie Falls Ave Fairhope, AL 36532

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mary Italiano, whose mailing address is:

1132 9th Ave SW Alabaster AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1223 Siskin Circle, Alabaster, AL 35007** to-wit:

Lot 5, Block 5, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.

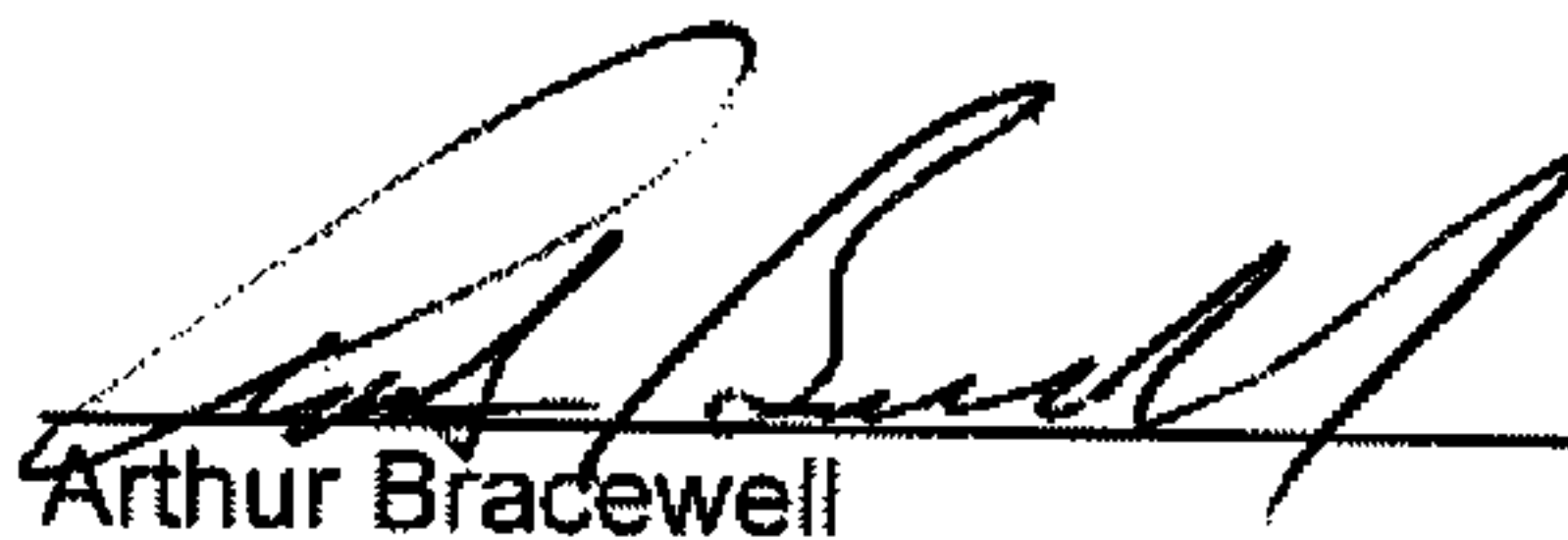
Subject to: All easements, restrictions and rights of way of record.

\$206,196.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

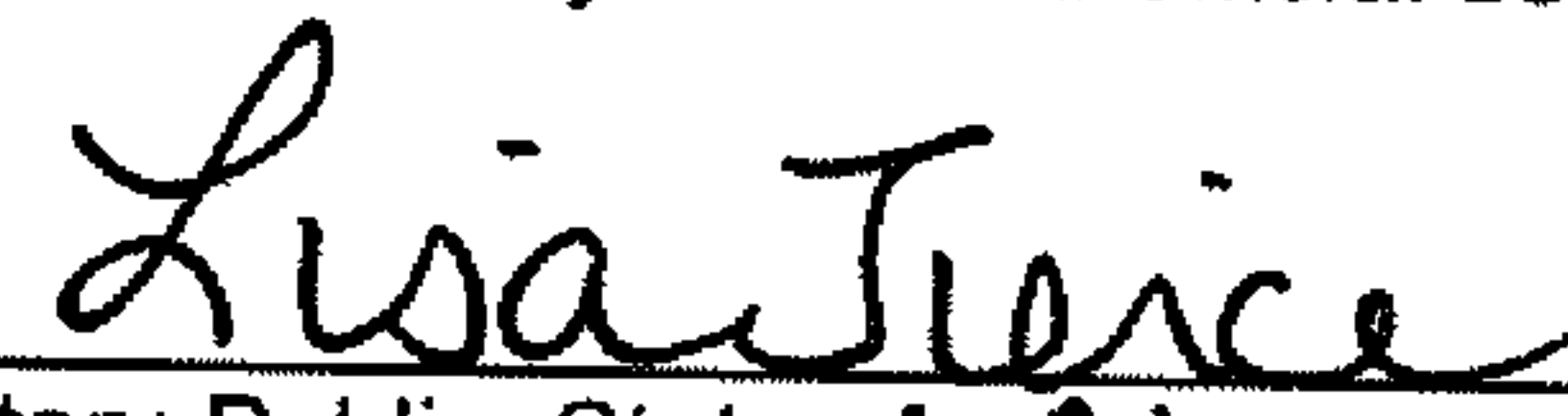
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have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

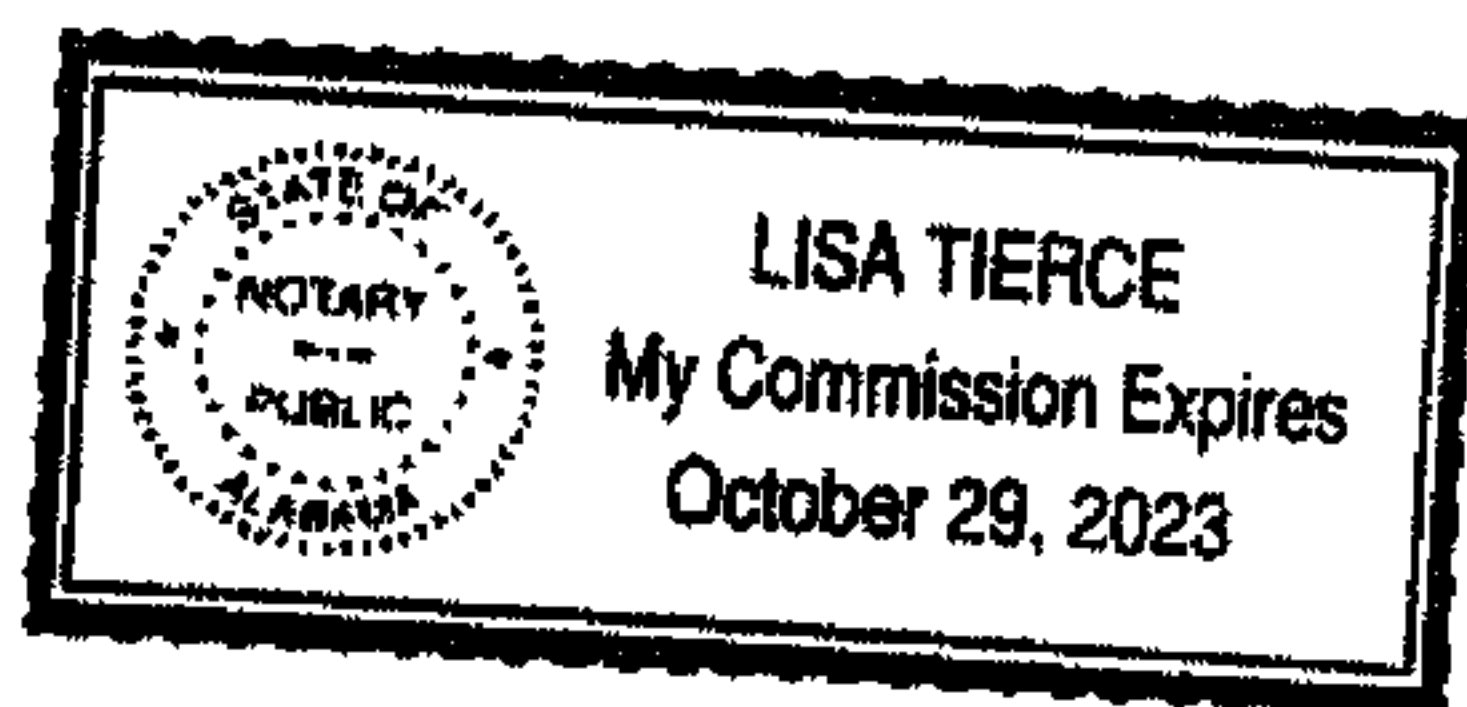
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 25th day of February, 2021.


 Arthur Bracewell

State of Alabama
 County of Baldwin

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Arthur Bracewell, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.
 Given under my hand and official seal this the 24th day of February, 2021.


 Notary Public, State of Alabama
Lisa Tierce
 Printed Name of Notary
 My Commission Expires: 10/29/2023



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2021 02:11:48 PM
 \$29.00 MISTI
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