

Send tax notice to:
Brandt Kittredge
226 Arbor Court
Sterrett, AL 35147
CHL2100041

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Fifty-Five Thousand and 00/100 Dollars (\$355,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Michael W. Adams and Lisa M. Adams, husband and wife**, whose mailing address is:

PO Box 586 Chelsea AL 35043
(hereinafter referred to as "Grantor"), to **Brandt Gendreau Kittredge** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1009, according to the Survey of The Arbores of Forest Parks, as recorded in Map Book 25, Page 146, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$319,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

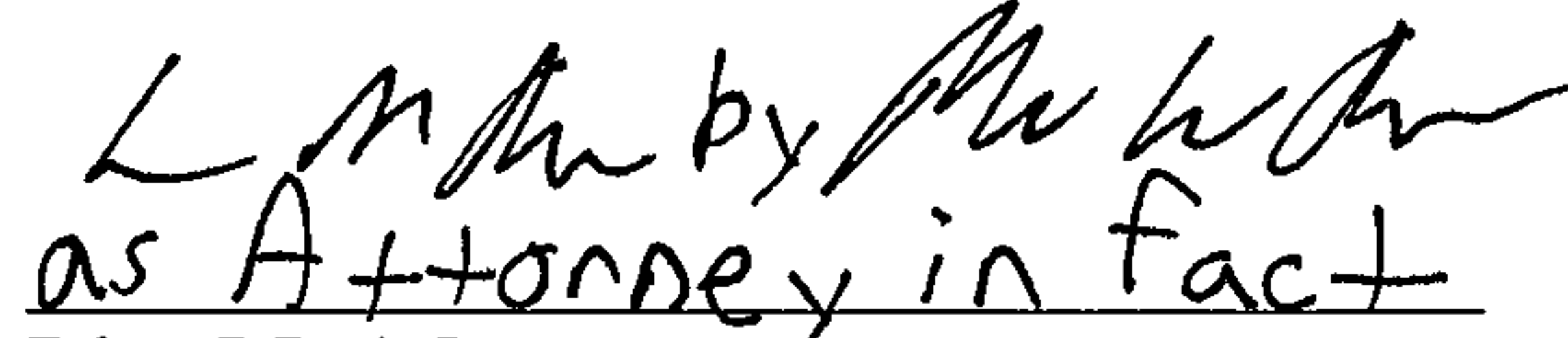
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Michael W. Adams and Lisa M. Adams**, who have authorized to execute this conveyance, have caused this conveyance to be executed on this the 5th day of March, 2021.



Michael W. Adams




Lisa M. Adams
By Michael W. Adams, as Attorney-in-Fact

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael W. Adams, whose name individually and as Attorney-in-Fact for Lisa M. Adams, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he, individually and in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5th day of March 2021.



Notary Public
Print Name: Jordan Smith
Commission Expires: 1-29-25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2021 10:27:40 AM
\$60.50 CHERRY
20210308000113400

