

THIS INSTRUMENT PREPARED BY:  
GRANT H. HOWARD, ESQ.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Jeffrey Hinrichs  
272 Shore Front Lane  
Wilsonville, AL 35186



20210401000160690 1/1 \$23.00  
Shelby Cnty Judge of Probate, AL  
04/01/2021 08:22:33 AM FILED/CERT

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Forty-Eight Thousand Two Hundred Fifty and 00/100 (\$548,250.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **DAL Properties, LLC, a limited liability company** (hereinafter referred to as GRANTOR), whose address is 100 Kinross Lane, Pelham, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jeffrey Hinrichs and Susan Hinrichs, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 316, according to the Survey of Lakewood, Phase 3, as recorded in Map Book 36, page 81, in the Probate Office of Shelby County, Alabama.

Property Address: 272 Shore Front Lane, Wilsonville, AL 35186

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

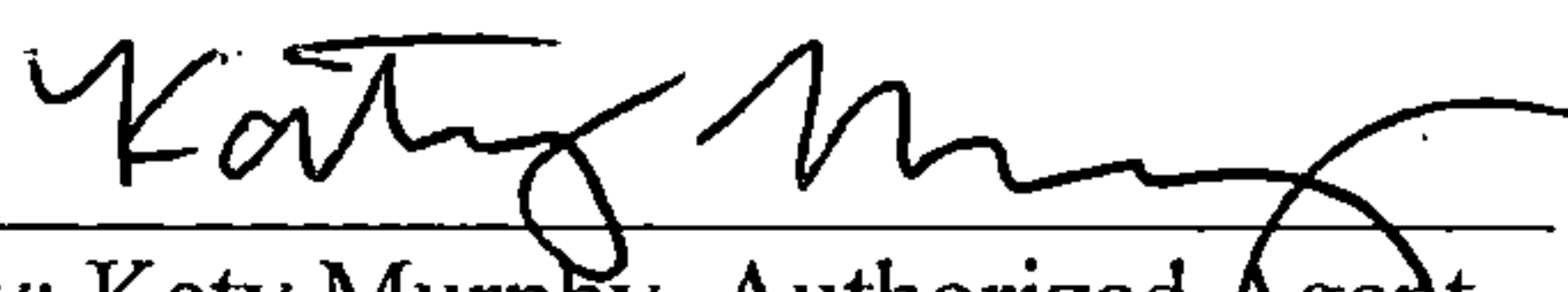
All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 31st day of March, 2021.


DAL Properties, LLC

  
By: Katy Murphy, Authorized Agent

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Katy Murphy, whose name as Authorized Agent of DAL Properties, LLC, a limited liability company, 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 the Instrument, she, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of March, 2021.

  
NOTARY PUBLIC  
My Commission Expires: 3/24/2022