

Send Tax Notice to:

Valencia Boyd

120 Cambridge Park Dr

Montevallo, AL 35115

20210401000161970

04/01/2021 11:41:11 AM

DEEDS 1/2

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Eighty One Thousand Five Hundred and 00/100 Dollars (\$181,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Justin A. Lea and wife Sydney Lea** (herein referred to as grantor, whether one or more) whose mailing address is 503 Co Rd 651 Henagar, AL 35978 grant, bargain, sell and convey unto **Valencia Boyd** herein referred to as grantees) whose mailing address 120 Cambridge Park Dr 35115, , together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **120 Cambridge Park Drive, Montevallo, AL 35115** to wit:

**Lot 25, according to the Amended Map of Cambridge Park Subdivision as recorded in Map Book 49, Page 9, in the Probate Office of Shelby County, Alabama**

Subject to ad valorem taxes for the current year, and subsequent years.

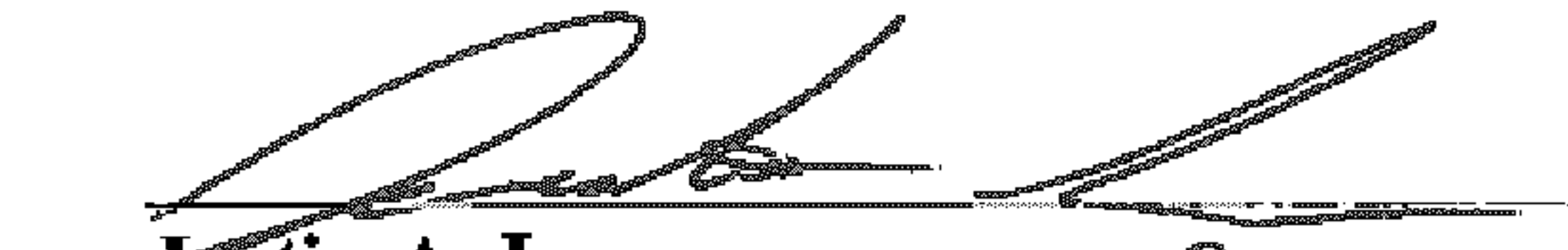

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$178,212.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

**To Have and To Hold** to the said grantees,. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 31<sup>st</sup> day of March, 2021

  
Justin A. Lea  
  
Sydney Lea

STATE OF ALABAMA

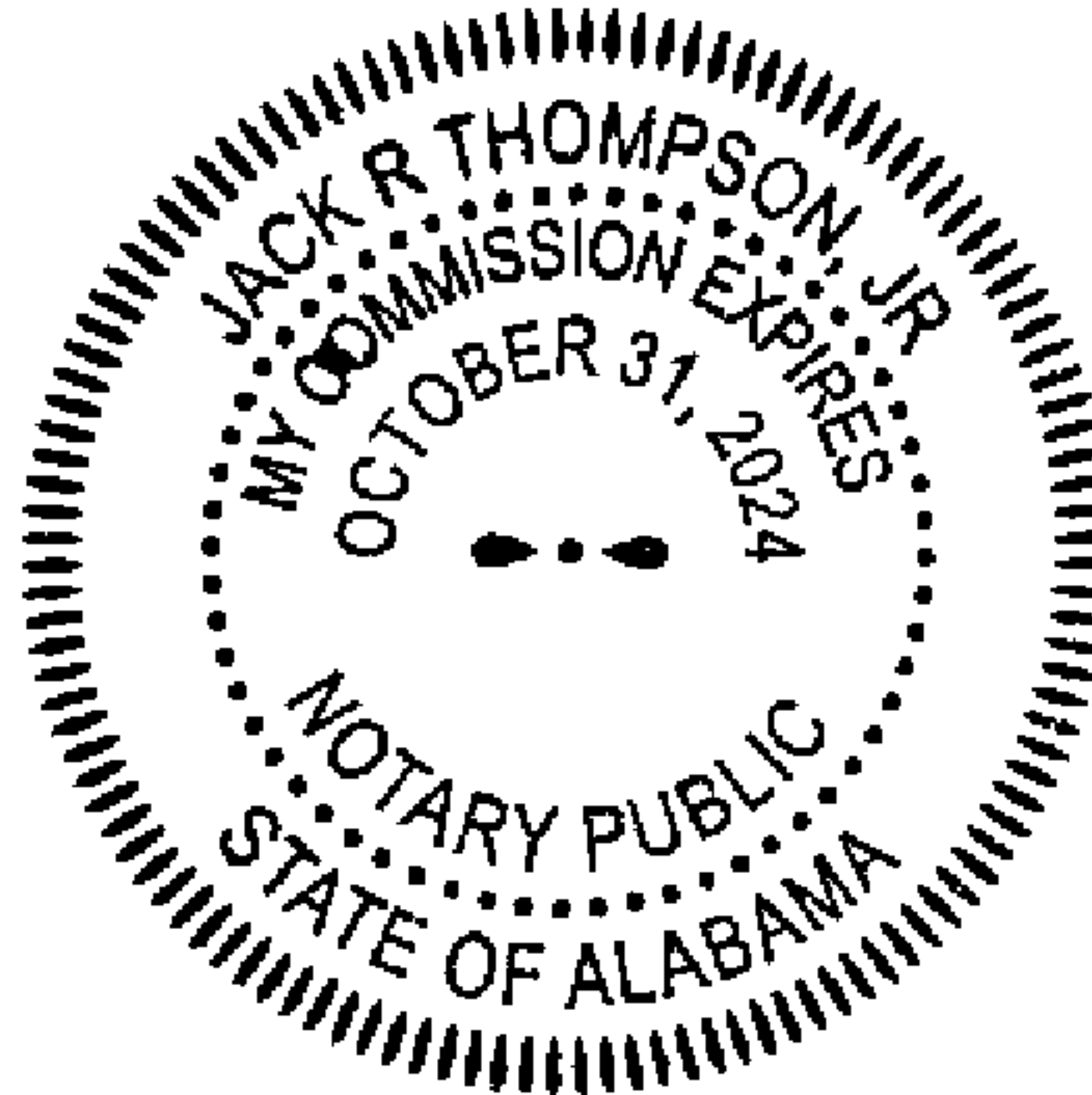
JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Justin A. Lea and Sydney Lea whose name(s) 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 this conveyance, he/she/they executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 31<sup>st</sup> day of March, 2021

My Commission Expires:

  
Notary Public



(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591

ATB 2229



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2021 11:41:11 AM  
\$28.50 CHERRY  
20210401000161970

