

SEND TAX NOTICE TO:

Steven P Sengdara
113 Saint Charles Dr
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100248

WARRANTY DEED

State of Alabama
County of Shelby

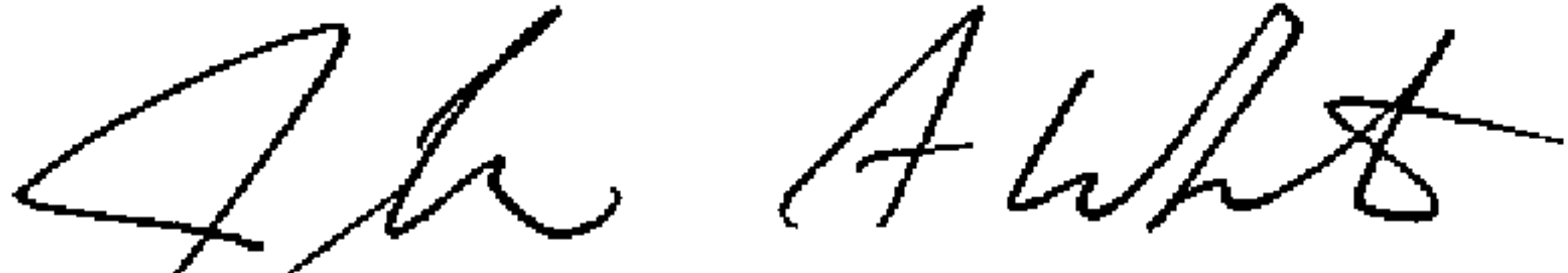
KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Fifty Six Thousand and 00/100 Dollars (\$256,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jonathan A. Whiten and Amy Whiten , a married couple**, whose address is 113A St. Charles Dr., Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Steven P Sengdara**, whose address is 425 Forest Lakes Drive, Sterrett, AL 35147 , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Steven P Sengdara , a married man**, the following described real estate situated in Shelby County, Alabama, **the address of which is 425 Forest Lakes Dr., Sterrett, AL 35147, to-wit:**

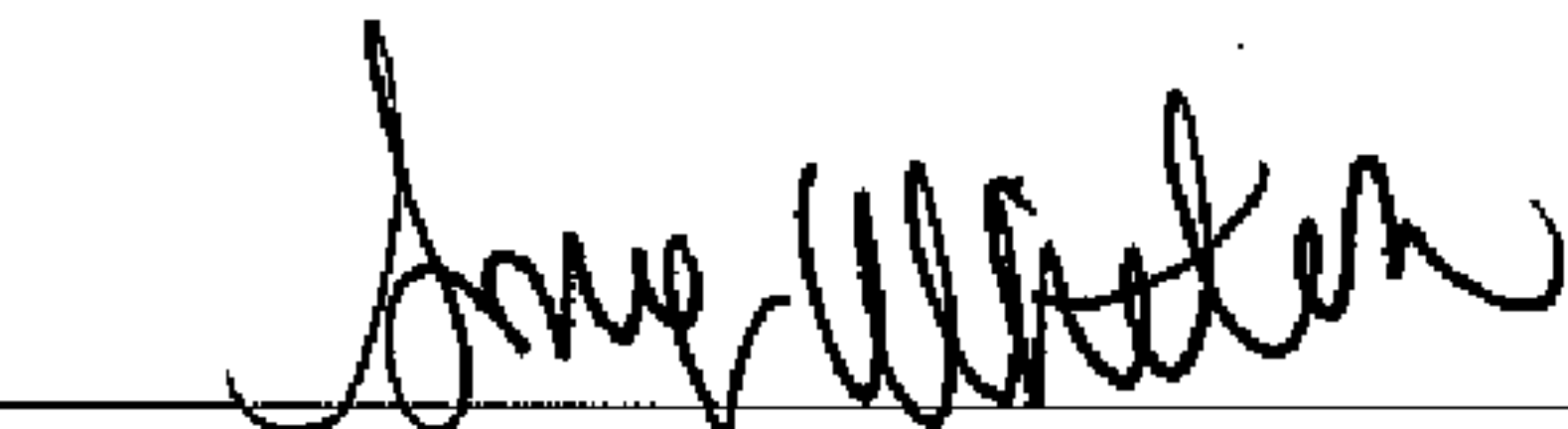
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$251,363.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of March, 2021.


Jonathan A. Whiten


Amy Whiten

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jonathan A. Whiten and Amy Whiten, a married couple, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 26th day of March, 2021.

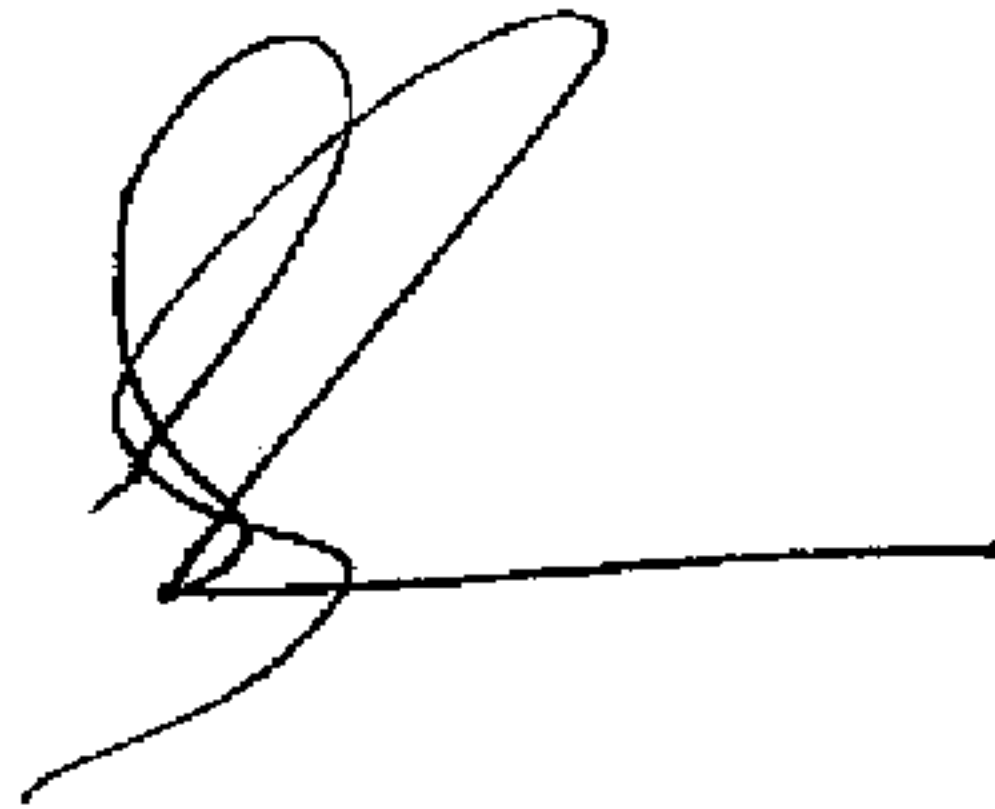

Notary Public



Escrow File No.: BHM2100248

EXHIBIT "A"

Lot 176, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, Page 26 A&B, in the Probate Office of Shelby County, Alabama.

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2021 03:02:52 PM
\$33.00 CHARITY
20210405000168770

Allen S. Bayl