

20210416000190890
04/16/2021 12:02:43 PM
DEEDS 1/2

Send tax notice to: Iridium Properties, LLC, 1224 Mosaico Lane, Houston, TX 77055

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred three thousand and no/100 (\$203,000.00) Dollars as can be verified according to Sales Contract agreed upon by the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Michelle Weygand, an unmarried woman, whose mailing address is:

2141 Forest Lakes Lane Sterrett, Al 35147

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

Iridium Properties, LLC, a Texas Limited Liability Company, whose mailing address is:
1224 Mosaico Lane, Houston, Texas 77055

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2164 Forest Lakes Lane, Sterrett, Al. 35147** to-wit:

Lot 127, according to the Map and Survey of Forest Lakes, Sector 2, Phase 1 as recorded in Map Book 29, Page 114, in the Probate Office of Shelby County, Alabama.

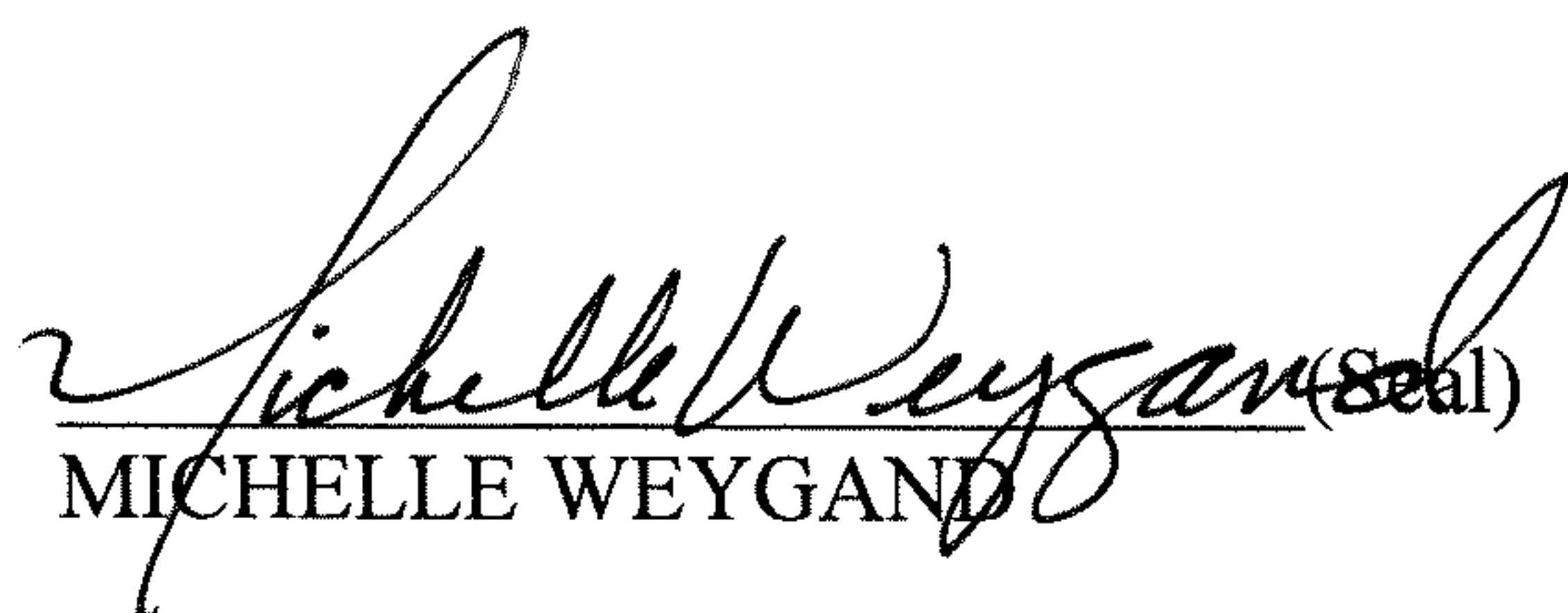
Subject to: All easements, restrictions and rights of way of record.

\$174,350.00 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.

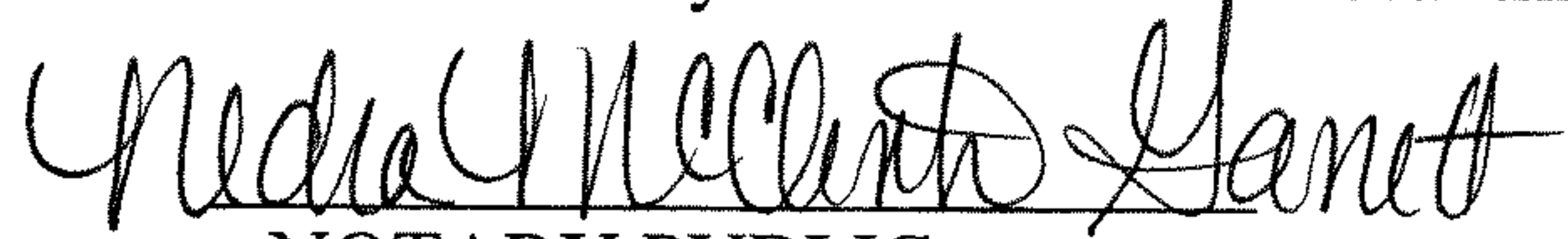
IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 7 day of April, 2021.


MICHELLE WEYGAND
_____(Seal)

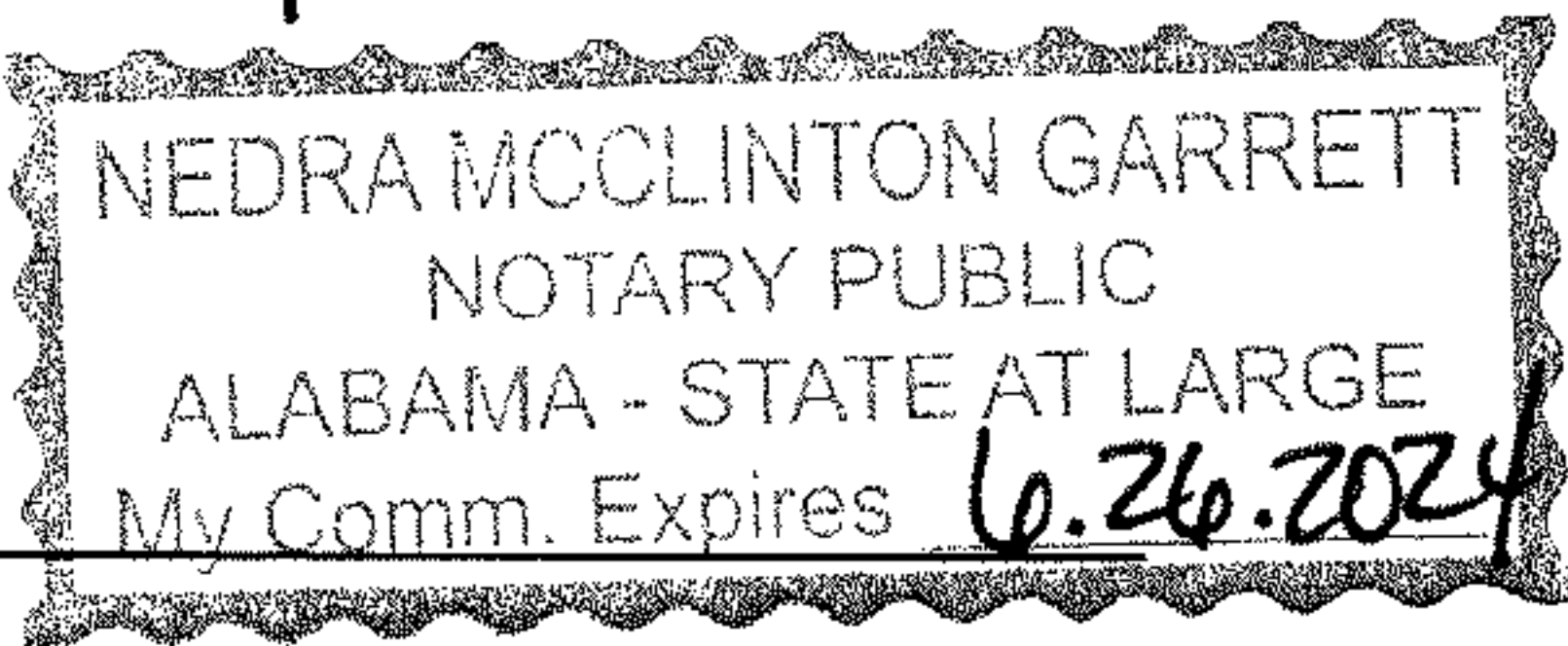
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle Weygand, an unmarried woman, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of April, 2021.


NOTARY PUBLIC

My commission expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2021 12:02:43 PM
\$54.00 CHERRY
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