

20210419000193540  
04/19/2021 11:08:35 AM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

Elizabeth Maziarz and Michael Maziarz  
2992 Long Leaf Lane  
Helena, AL 35080

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2100283

**WARRANTY DEED**

**State of Alabama  
County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Ninety Two Thousand Seven Hundred and 00/100 Dollars (\$192,700.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **H. Russell Steele, a married man**, whose address is 183 River Crest Lane, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Elizabeth Maziarz and Michael Maziarz**, whose address is 2992 Long Leaf Lane, Helena, AL 35080 (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 **Elizabeth Maziarz and Michael Maziarz, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2992 Long Leaf Ln, Helena, AL 35080**, to-wit:

**Lot 6, according to the Survey of Royal Pines, Phase II, as recorded in Map Book 15, Page 19, in the Probate Office of Shelby County, Alabama.**


**The herein described property does not constitute the homestead of the Grantor nor that of his spouse.**

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 \$0.00 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.

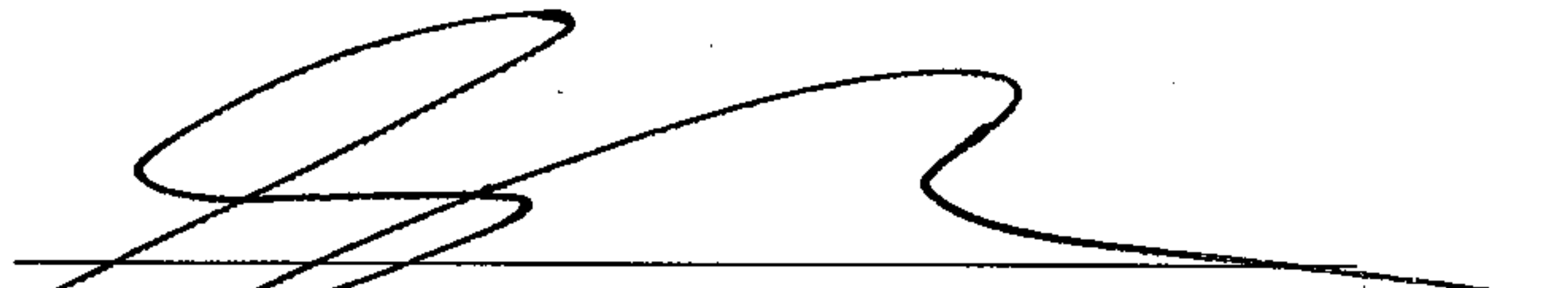
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 19th day of April, 2021.

  
H. Russell Steele

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, H. Russell Steele , a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 19th day of April, 2021.

  
Notary Public

Printed Name: Patrick Skyler Murphy  
My Commission Expires: 06/19/2022

