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04/22/2021 10:55:18 AM

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/1

Send Tax Notice To:
Michael Kremer
1132 Weybridge Rd.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Two Thousand Six Hundred Dollars and No Cents (\$272,600.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Kevin B. Laws, a married man, whose mailing address is:

485 Ballantrae Rd., Pelham, AL 35124

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

Michael Kremer, whose mailing address is: 1830 Brandon Way, Bessemer, AL 35022

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1132 Weybridge Rd., Pelham, AL 35124** to-wit:

Lot 621, according to the Final Plat of Weybridge at Ballantrae Phase I, as recorded in Map Book 32, Page 123, in the Probate Office of Shelby County, Alabama.

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

The above described property does not constitute the homestead of the Grantor's spouse, neither is it contiguous thereto.

\$267,662.00 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 15 day of April, 2021.

Kevin B. Laws

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kevin B. Laws, whose name 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 15th day of April, 2021.

Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2021 10:55:18 AM
\$27.00 CHERRY
20210422000200340

Alvin S. Bayl