

Send tax notice to:
CONNOR J O'GORMAN
1037 MERION DRIVE
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2021295

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MY PLACE RENTALS, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 1222 Edenton St B'ham AL 35242 (hereinafter referred to as "Grantor") by **CONNOR J O'GORMAN and ERIN LYN ROGERS** whose property address is: **1037 MERION DRIVE, CALERA, AL, 35040** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 165, according to the Survey of the Reserve at Timberline Phase 2, as recorded in Map Book 39, Page 27, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2007-447980
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 20th day of November, 2020, and recorded In Inst. No.: 2020112400540180 in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Katrina R. Larue A/K/A/ Katrina Ryan Larue-Asis and Jason Asia to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Envoy Mortgage, Ltd., recorded In Inst. No. 20161216000458660; transferred and assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper, recorded in Inst. No. 20200601000217980, under and in accordance. With the laws of the State of Alabama or the United States of America

\$260,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, My Place Rentals, LLC, by Marty Nunley, its member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of April, 2021.

My Place Rentals, LLC



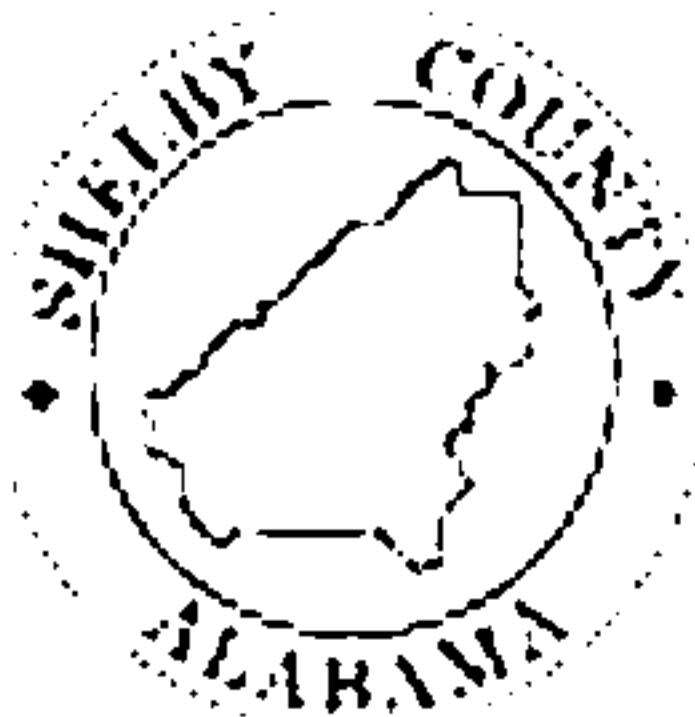
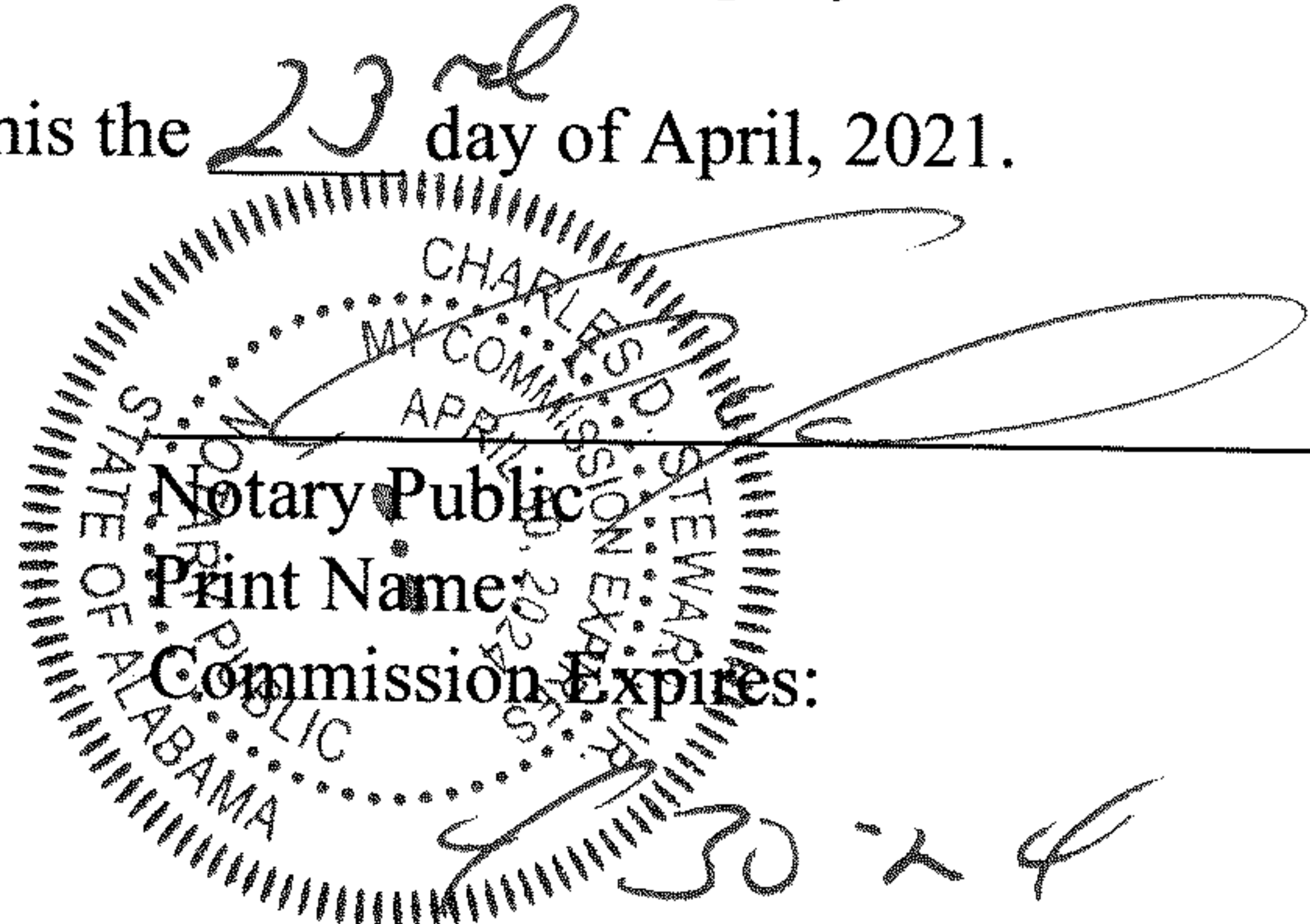
BY: Marty Nunley

ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Nunley, whose name as Member of MY PLACE RENTALS, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 23rd day of April, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2021 02:56:49 PM
\$55.00 CHERRY
20210426000206210

Allen S. Bayl