

Prepared by:
Stan McDonald, Jacob Title, LLC
807C Shoney Dr. SW
Huntsville, AL 35801

After Recording Return To:
Anthony Joseph Mastrantonio
Taylor Mastrantonio
580 Treymoor Lake Circle
Alabaster, AL 35007

20210510000231940
05/10/2021 03:41:05 PM
DEEDS 1/2

File Number: 2021-397

Purchase Price: \$162,000.00

**STATE OF ALABAMA
SHELBY COUNTY**

Warranty Deed

KNOW ALL THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, the undersigned, **Selenia Dunst, Single, whose address is: 1321 Steger Road, Meridianville, AL 35759**, (hereinafter referred to as GRANTORS) do hereby grant, bargain, sell and convey unto, **Anthony Joseph Mastrantonio and Taylor Mastrantonio, whose address is: 580 Treymoor Lake Circle, Alabaster, AL 35007**, (hereinafter referred to as GRANTEES), with joint tenants with rights of survivorship, the following real estate situated in Shelby County, Alabama, to-wit:

Lot 520, according to the survey of Weatherly, Aberdeen Section 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property Address also known as: 580 Treymoor Lake Circle, Alabaster, AL 35007.

TO HAVE AND TO HOLD unto the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does, for herself and her heirs, covenant with said GRANTEES, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances except ad valorem taxes for current year and subsequent years, and easements and restrictions of record, unless otherwise stated above; that she has good right to sell and convey the same aforesaid; that she will and her heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims all persons.

WARRANTY DEED

IN WITNESS WHEREOF, the Grantor hereunto sets her hand and seal this 30th day of April, 2021.

Selenia Dunst
Selenia Dunst

STATE OF Arkansas
COUNTY OF Pulaski

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Selenia Dunst, described, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2021.

Adrienne Shelly
Notary Public
My commission expires: 10/23/2025

Adrienne Shelly
Pulaski COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 10-23-2025
Commission No. 12695870



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2021 03:41:05 PM
\$28.00 CHERRY
20210510000231940

Allen S. Byrd

WARRANTY DEED