

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-0535

Send Tax Notice To: Daniel J. Boggio

109 Moss Hill Cir.
Calera, AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Casey Duncan, Conservator for Jerry Amon Sharp, an unmarried and protected person, Shelby County Case No. CV2019-90122, whose mailing address is 109 Moss Hill Cir, Calera, AL 35040** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell and convey unto **Daniel J. Boggio, whose mailing address is 109 Moss Hill Cir, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 109 Moss Hill Cir., Calera, AL 35040**; to wit;

Lot 45, according to the Survey of Southern Hills, Sector 6, Phase One, as recorded in Map Book 17, Page 93 in the Probate Office of Shelby County, Alabama.

\$213,400.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Conservator, Casey Duncan, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of May, 2021.

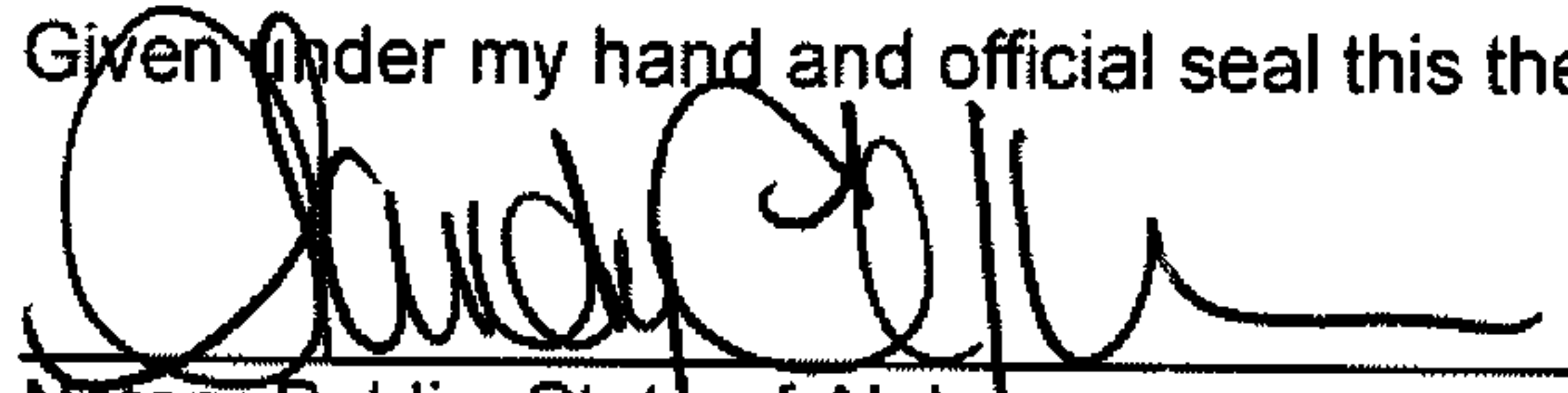

Casey Duncan, Conservator for Jerry Amon Sharp,
a protected person

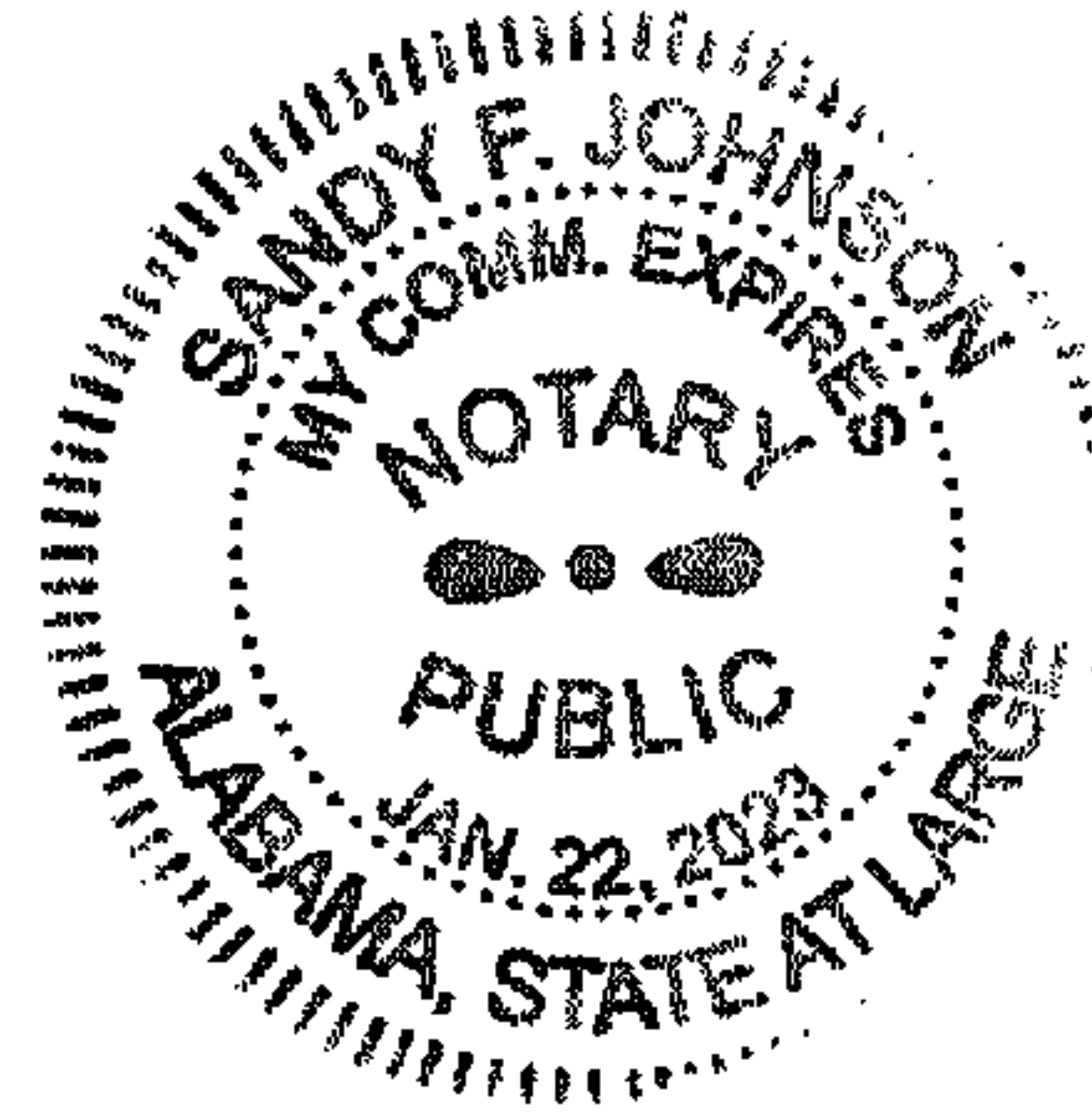
State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Casey Duncan, Conservator for Jerry Amon Sharp 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said protected person, on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2021 03:50:14 PM
\$32.00 JOANN
20210601000267440

