

20210603000272730
06/03/2021 01:34:00 PM
DEEDS 1/2

Send Tax Notice to:

Courtnei D. Pete
185 Renwick Ln
Calera AL 35040

[Space Above This Line for Recording Stamp]

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Doron Davidovski, a married man, by Cassidy Bates Dierdorf his Attorney in Fact** (herein referred to as grantor, whether one or more) whose mailing address is 2084 Valleydale Rd Bham 35244 grant, bargain, sell and convey unto **Courtnei D. Pete** herein referred to as grantees) whose mailing address is 185 Renwick Ln Calera, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **185 Renwick Lane, Calera, AL 35040** to wit:

Lot 178, according to the Survey of Cameron Cove West Sector I, as recorded in Map Book 33, Page 143, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$223,250.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith
Said property does not constitute the homestead of the Grantor or his spouse.

To Have and To Hold to the said grantees,. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 28th of May, 2021

Deed effective 6-2-21

Doron Davidovski by Cassidy Bates Dierdorf
CBD his Attorney in Fact
Doron Davidovski, by Cassidy Bates Dierdorf
his Attorney in Fact

STATE OF

Gwinnett COUNTY

I *P. J. Desai*, a Notary Public in and for said county in said state, hereby certify that **Cassidy Bates Dierdorf as Attorney in Fact for Doron Davidovski** whose name(s) 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 this conveyance, she in her capacity as Attorney in Fact and with full authority executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 28 day of MAY 2021

My Commission Expires: 04-28-2025

P. J. Desai
Notary Public

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

ATB 2387



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2021 01:34:00 PM
\$37.00 BRITTANI
20210603000272730

Allen S. Bayl