

Send tax notice to:
Keshav Singh & Lindsay Brainard
2216 Black Creek Crossing
Hoover, AL 35244
HOV2100306

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Thirty One Thousand Nine Hundred and 00/100 Dollars (\$531,900.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Kelly Wiatrak f/k/a Kelly C. Overstreet and Brian Wiatrak, husband and wife, whose mailing address is: 3717 Villa Drive; Irondale, AL 35210** (hereinafter referred to as "Grantors"), by **Keshav Singh and Lindsay Brainard** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the property address of which is 2216 Black Creek Crossing, Hoover, AL 35244; to-wit:

Lot 37A, according to the Survey of Lake Wilborn Phase IA Resurvey No. 1, as recorded in Map Book 48, Pages 72 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

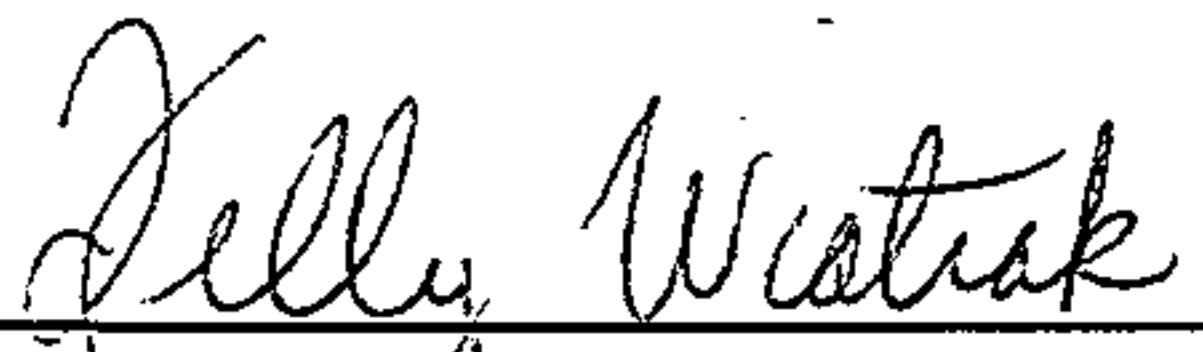
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$478,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

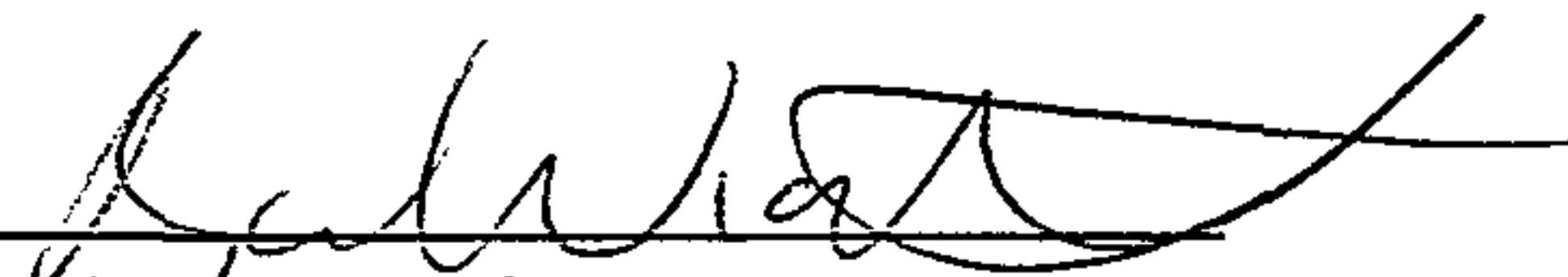
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Kelly Wiatrak f/k/a Kelly C. Overstreet and Brian Wiatrak have hereunto set their signature(s) and seal(s) on June 21, 2021.



Kelly Wiatrak f/k/a Kelly C.
Overstreet



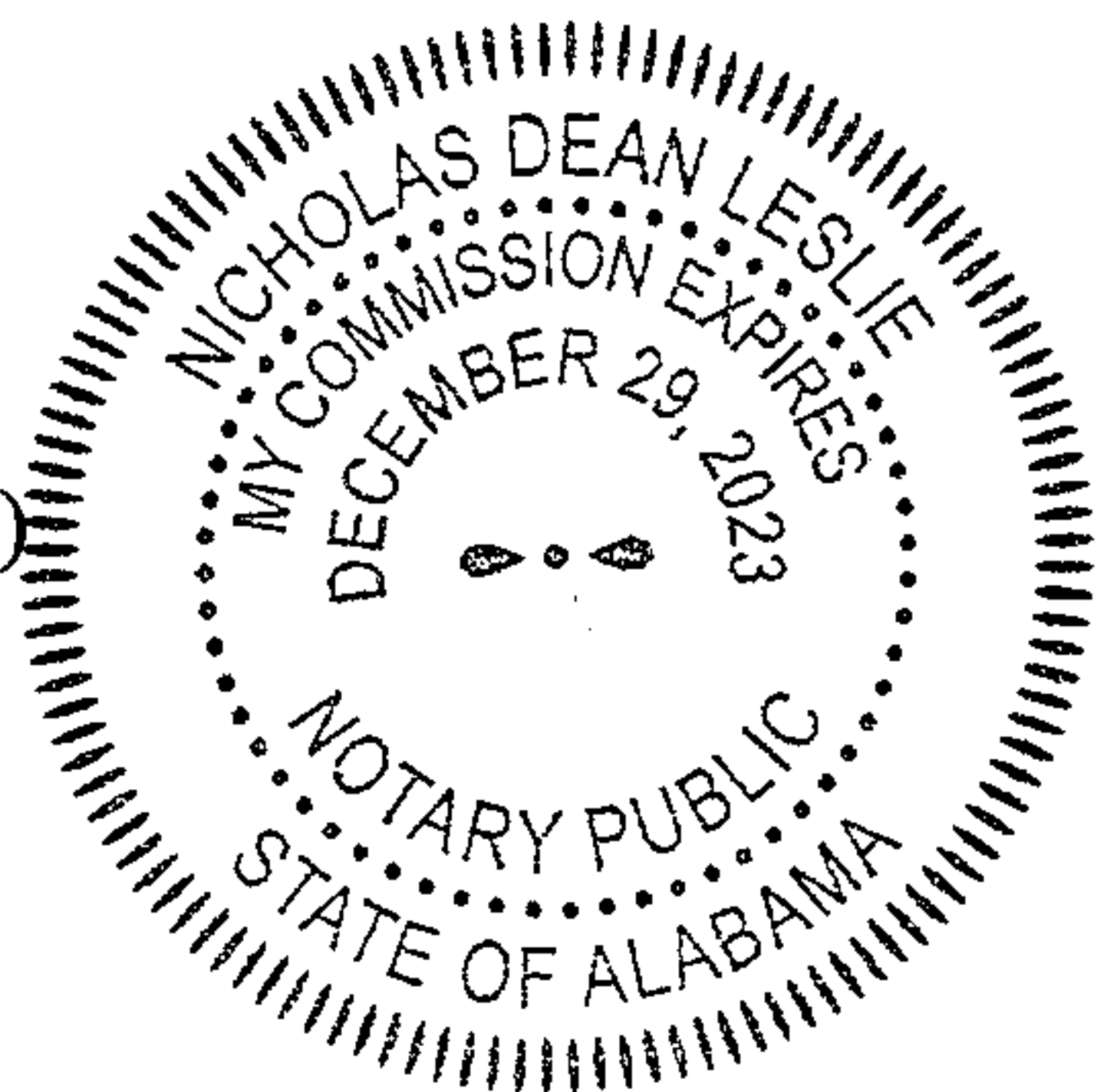
Brian Wiatrak

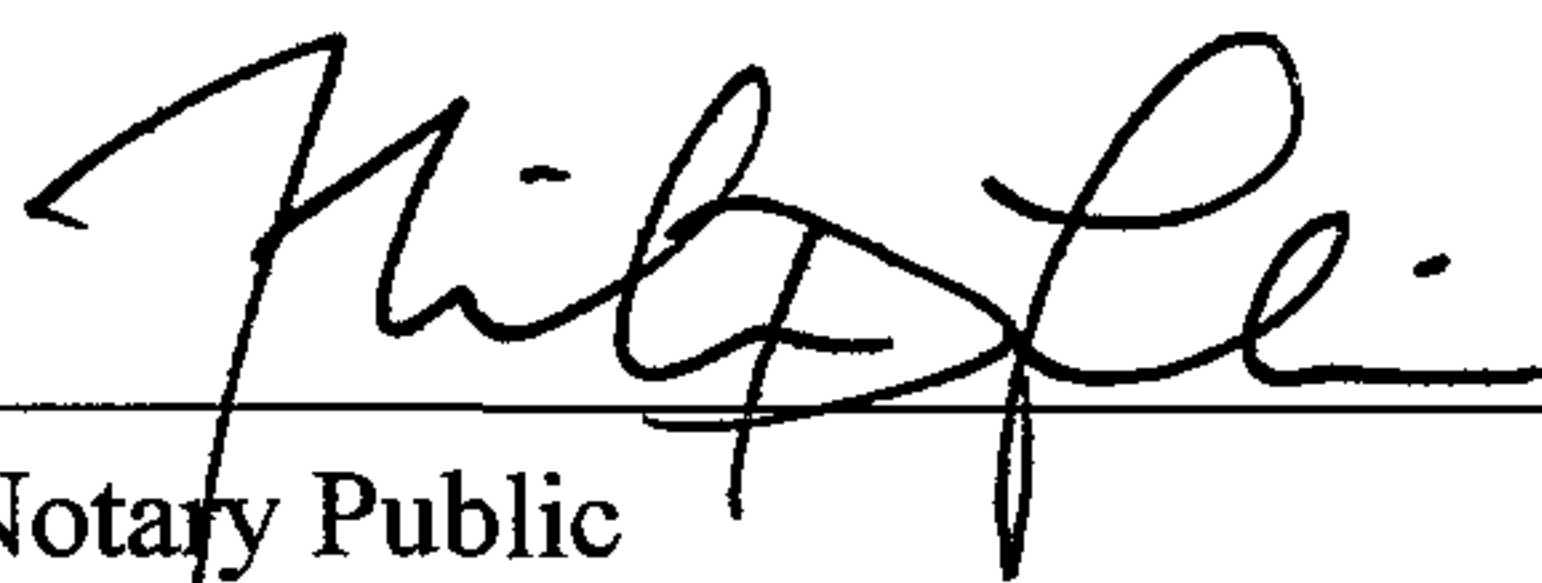
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelly Wiatrak f/k/a Kelly C. Overstreet and Brian Wiatrak, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of June, 2021.

(NOTARIAL SEAL)





Notary Public

Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2021 04:10:50 PM
\$79.50 JOANN
20210623000306330

