

20210702000321760
07/02/2021 09:06:46 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Ann Aycock
2448 Forest Lakes Ln
Sterrett, AL 35147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100568

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jack Walter Schlenker , an unmarried man**, whose address is 1505 CANTIGNY WAY, WHEATON, IL 60189, (hereinafter "Grantor", whether one or more), by **Ann Aycock**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Ann Aycock , an unmarried woman**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2448 Forest Lakes Ln, Sterrett, AL 35147, to-wit:**

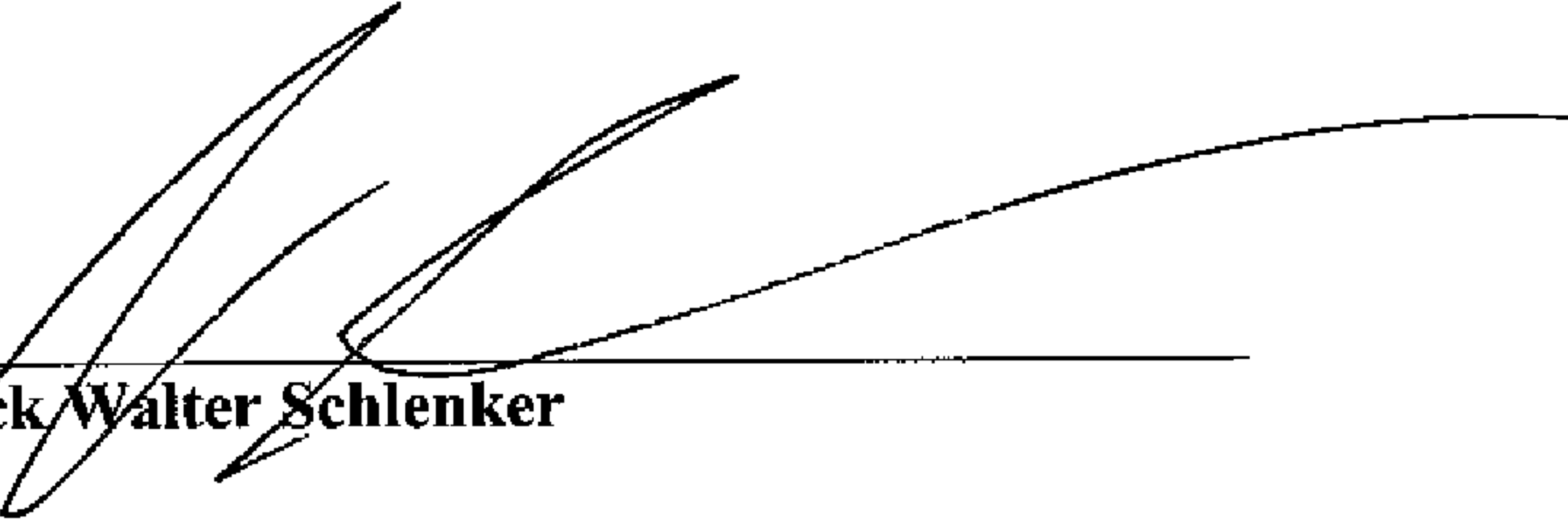
Lot 548, according to the Map and Survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, Pages 25 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$138,750.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of July, 2021.




Jack Walter Schlenker

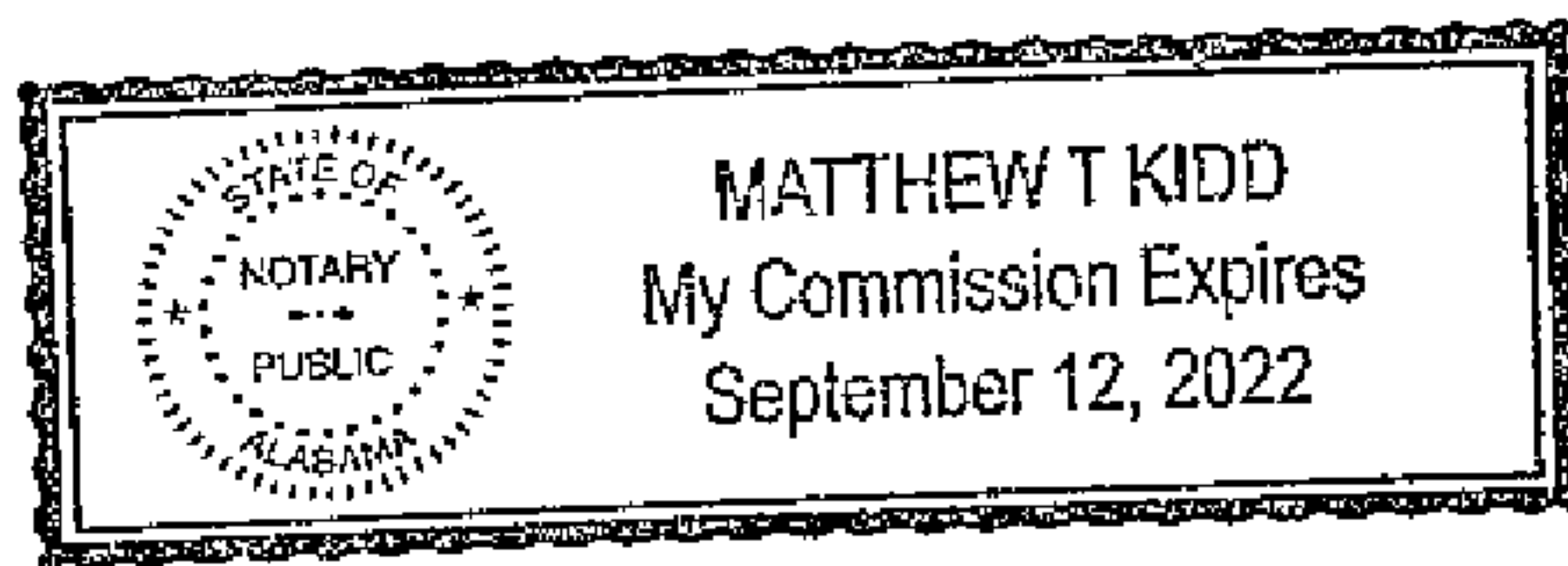
State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jack Walter Schlenker , an unmarried man, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 1st day of July, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2021 09:06:46 AM
\$71.50 BRITTANI
20210702000321760

Alvin S. Boyd