

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-0651

Send Tax Notice To: Stacey L. Cingoranelli
1897 7th Ave
Calera, AL 35040

20210706000324020
07/06/2021 08:54:21 AM
DEEDS 1/1

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Nine Thousand Dollars and No Cents (\$209,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **University Investments, LLC**, an Alabama Limited Liability Company, whose mailing address is:

731 Middle Street, Montevallo AL 35115

(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 **Stacey L. Cingoranelli**, whose mailing address is: 211 3rd Street, Helena, AL 35080 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1897 7th Ave., Calera, AL 35040**; to wit;

Lots 9 and 10, in Block 54, according to the Re-Survey of Russell R. Hetz property, as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions and Rights-of-Way of record.

\$205,178.00 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 Managing Member, James Allen Higdon, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of June, 2021.

UNIVERSITY INVESTMENTS, LLC

James Allen Higdon
James Allen Higdon
Managing Member

State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that James Allen Higdon, Managing Member of University Investments, LLC 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 entity on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2021.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2021 08:54:21 AM
\$26.00 CHERRY
20210706000324020

Allen S. Boyd

