

20210706000324920
07/06/2021 10:30:01 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Henry Molnar and Laura Molnar
277 Macallan Dr.
Pelham, AL 35124-6245

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100248

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joseph L. Kittrell and Cynthia Kittrell, husband and wife**, whose address is 101 Kilkeran Ln., Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Henry Molnar and Laura Molnar** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **277 Macallan Dr., Pelham, AL 35124-6245**, to-wit:

Lot 1355, according to the Survey of Final Plat of Macallan at Ballantrae, Phase 2, as recorded in Map Book 39, Page 53, in the Probate Office of Shelby County, Alabama.

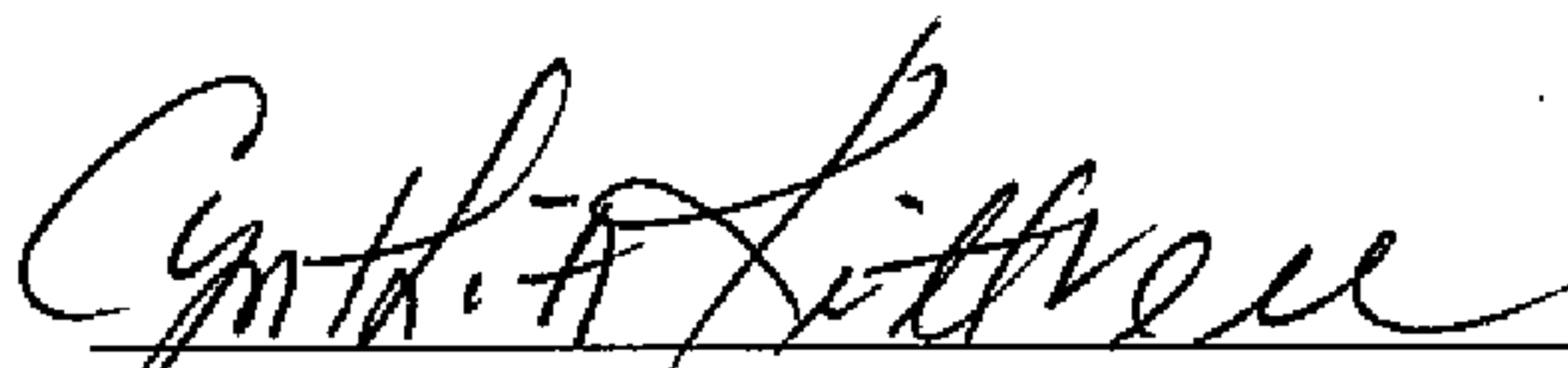
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$150,000.00 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.


Joseph L. Kittrell


Cynthia Kittrell

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Joseph L. Kittrell and Cynthia Kittrell, 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

BRITTANY BALL
Notary Public, Alabama State At Large
My Commission Expires Dec. 28, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2021 10:30:01 AM
\$225.00 CHERRY
20210706000324920

