

20210806000383160
08/06/2021 03:56:28 PM
DEEDS 1/3

When Recorded Mail to:

SPRUCE
6100 TENNYSON PARKWAY
SUITE 225, PLANO, TX 75024

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Messages To:

LB THOMPSON GROUP LLC
PO BOX 41
PELHAM, AL 35124

WARRANTY DEED

For good consideration, I (we) **CHESCA ANN LICIAGA, NOW KNOWN AS CHESCA ANN BARNETT, A MARRIED WOMAN** whose mailing address is 10603 MONTEVALLO RD, BIRMINGHAM, AL 35210, hereby bargain, deed and convey to **LB THOMPSON GROUP LLC** whose mailing address is PO BOX 41, PELHAM, AL 35124, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**; to wit:

Lot 21, according to the Survey of Apache Ridge, 1st Sector, as Recorded in Map Book 12, Page 29, in the Probate Office of Shelby County, Alabama.

APN: 13 7 35 2 001 003.025

Property Address: 102 COMANCHE CIR, ALABASTER, AL 35007

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 5th day of August, 2021.

Chesca Ann Barnett
CHESCA ANN LICIAGA, N/K/A CHESCA ANN BARNETT

STATE OF ALABAMA }
COUNTY OF Jefferson } SS.

I, Chelsi Lucas, a Notary Public, hereby certify that **CHESCA ANN LICIAGA, N/K/A CHESCA ANN BARNETT** 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 this 5th day of August, 2021.

Chelsi S. Lucas
Notary Public

Chelsi S. Lucas
Notary Public, Alabama State At Large
My Commission expires 11/01/2022

