

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Damien Jerel Wells
100 Acorn Cir.
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Bryan C. Christiansen and Alexis M. Christiansen, husband and wife, whose mailing address is:

100 Acorn Cir., Alabaster, AL 35007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Damien Jerel Wells, whose mailing address is: 1506 Inverness Lndg, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **100 Acorn Cir., Alabaster, AL 35007** to-wit:

Lot 118, according to the Survey of Autumn Ridge Second Sector, as recorded in Map Book 14, pages 16, 17 and 18, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$255,290.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 the said Grantees, 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 aforesaid; that I (we) will and my (our) heirs, executors and 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 29 day of July, 2021.

Bryan C. Christiansen

Bryan C. Christiansen

Alexis M. Christiansen

Alexis M. Christiansen

State of Virginia

County of Fairfax

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bryan C. Christiansen and Alexis M. Christiansen, whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2021.

Provided drivers licenses as identification.

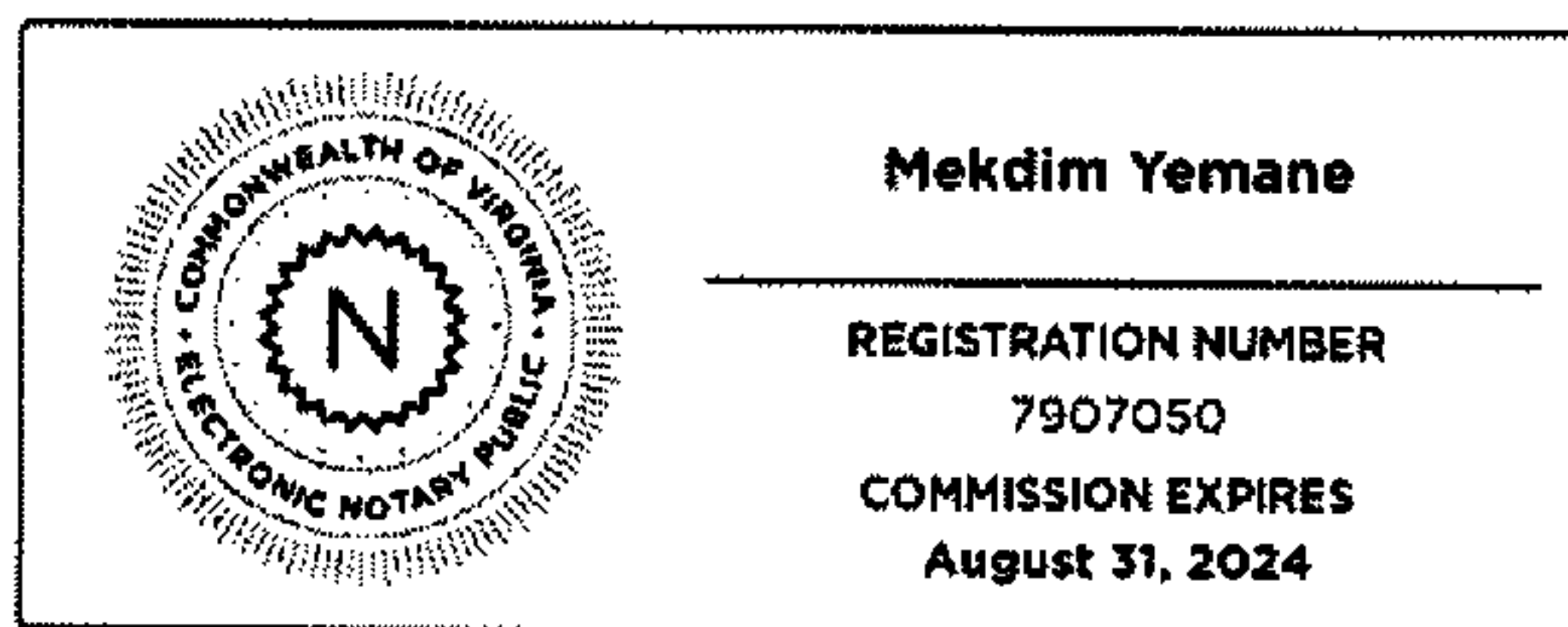
Mekdim Yemane

Notary Public, State of Virginia

Mekdim Yemane

Printed Name of Notary

My Commission Expires: 08/31/2024



Notarized online using audio-video communication



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2021 01:13:45 PM
 \$30.00 JOANN
 20210811000391370

Allie S. Bayl