

20210907000434660
09/07/2021 10:12:09 AM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Kristine Dolly
Kyle Van Dyke
205 Twin Oaks Way
Chelsea, AL 35043

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, P.O. Box 1 Westover AL 35185 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Kristine Dolly and Kyle Van Dyke whose address is 205 Twin Oaks Way, Chelsea, AL 35043 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

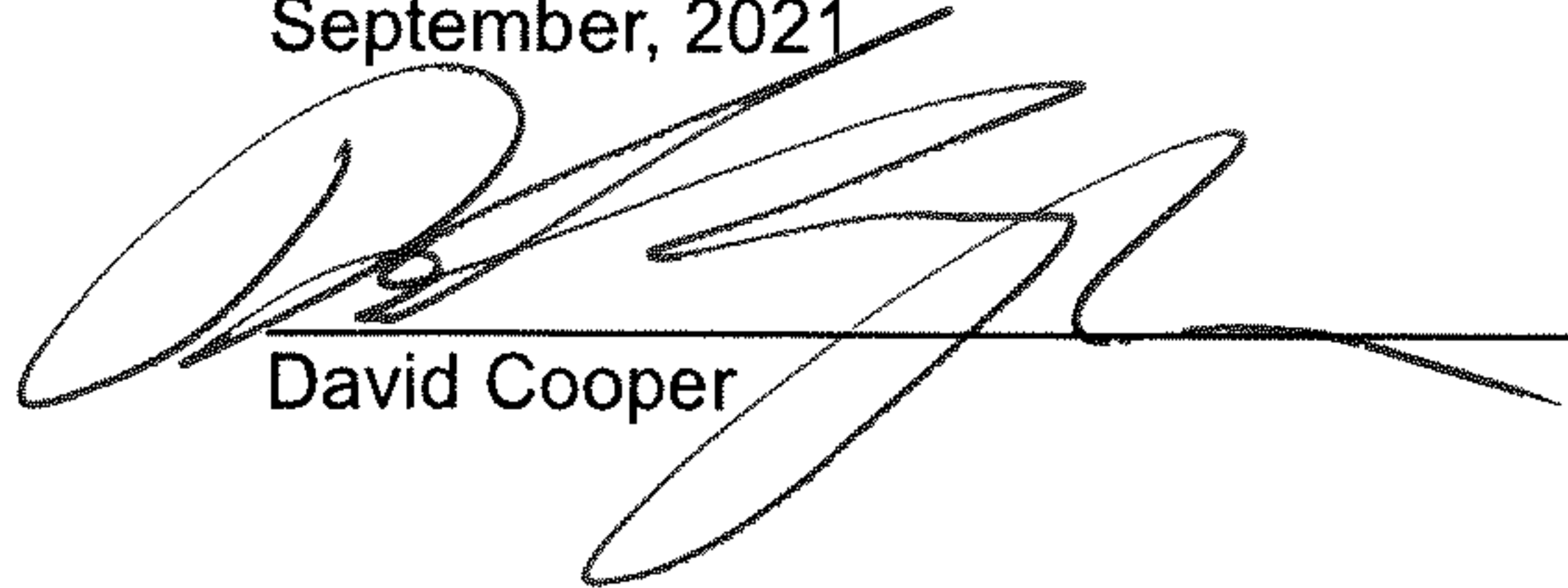
Lots 12 and 13, according to the Survey of Twin Oaks, as recorded in Map Book 22, Page 108, in the Probate Office of Shelby County, Alabama.

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

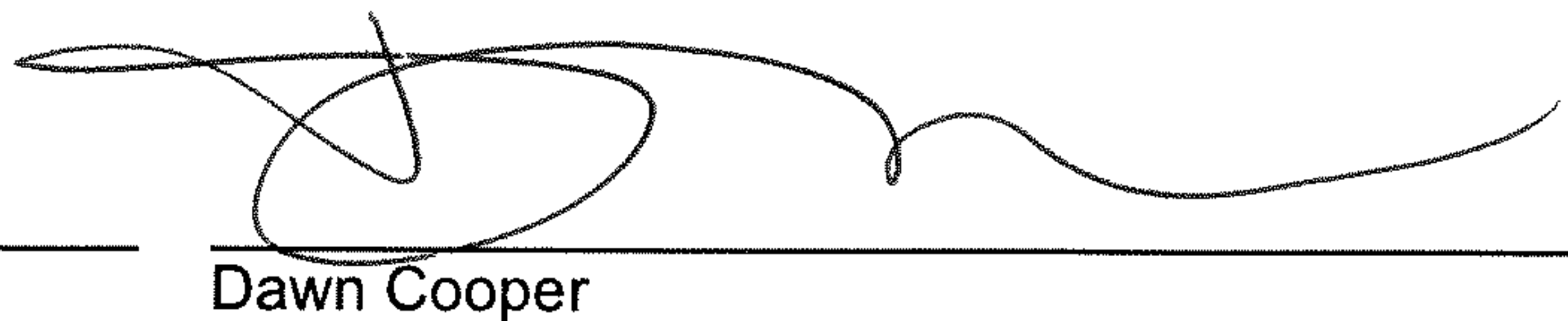
TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

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 2nd day of September, 2021



David Cooper

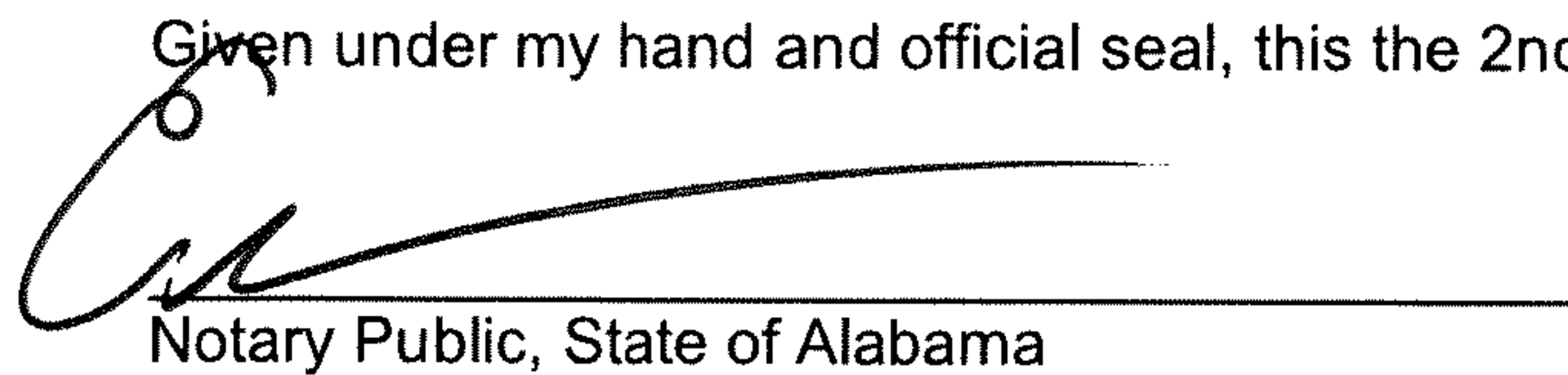


Dawn Cooper

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that David Cooper and Dawn Cooper 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.

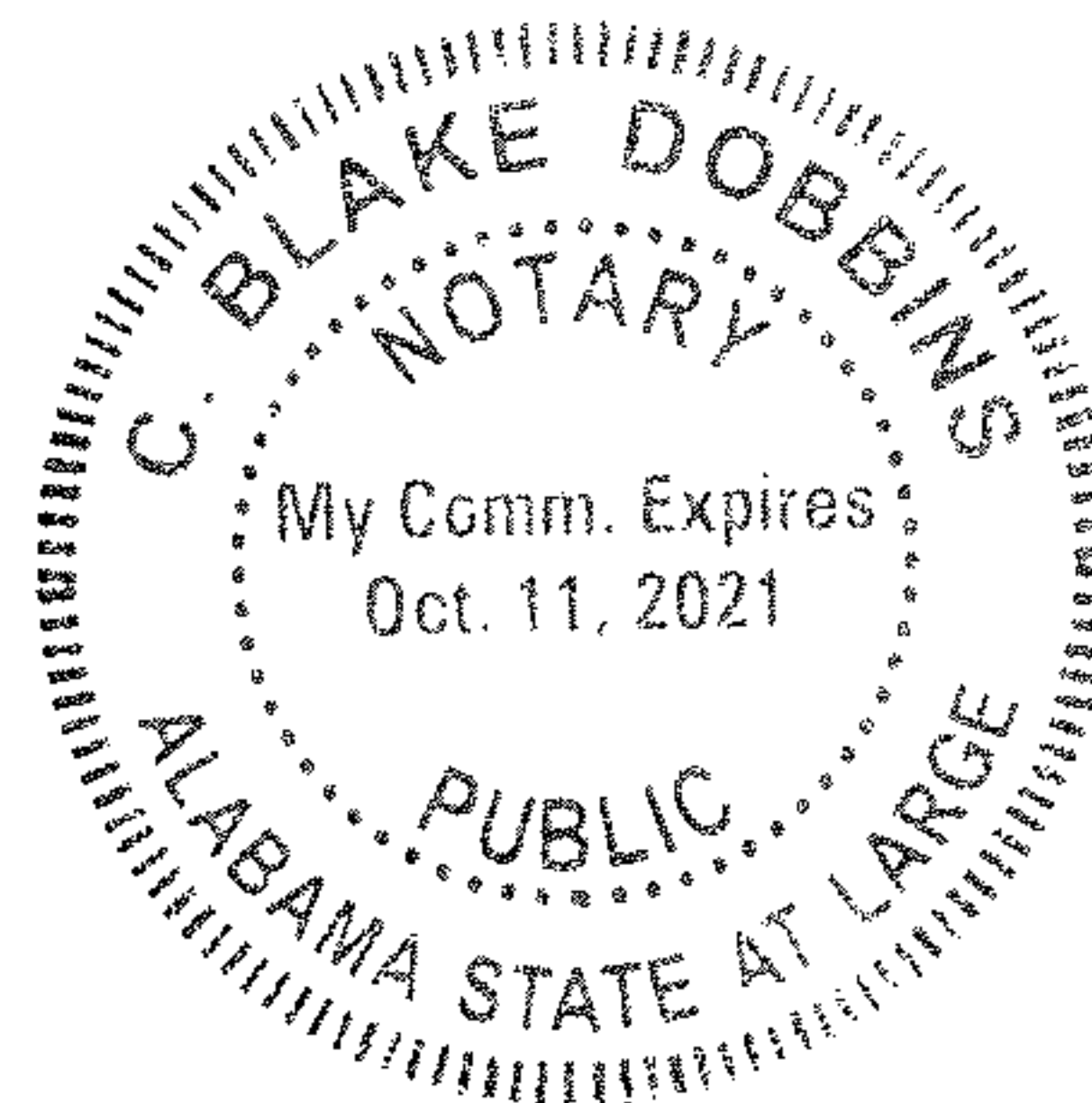
Given under my hand and official seal, this the 2nd day of September, 2021.



Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2021 10:12:09 AM
\$265.00 BRITTANI
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