

20210908000436060  
09/08/2021 08:05:00 AM  
DEEDS 1/2

Send tax notice to:  
DAYLEA DUVALL  
4521 GUILFORD CIRCLE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2021659

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Two Thousand and 00/100 Dollars (\$252,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RENEE STEIN, A SINGLE INDIVIDUAL** whose mailing address is: 3375 Avocet Ct, Norcross, GA 30092 (hereinafter referred to as "Grantors") by **DAYLEA DUVALL CAMP** whose property address is: **4521 GUILFORD CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 102, according to the Final Record Plat of Greystone Farms, Guilford Farms, Guilford Place, Phase 1, as recorded in Map Book 20, Page 105, in the Probate Office of SHELBY County, ALABAMA; being situated in Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Instrument No. 1997-16292, Instrument No. 1996-1432, and Instrument No. 1197-19421.

**\$239,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of September, 2021.

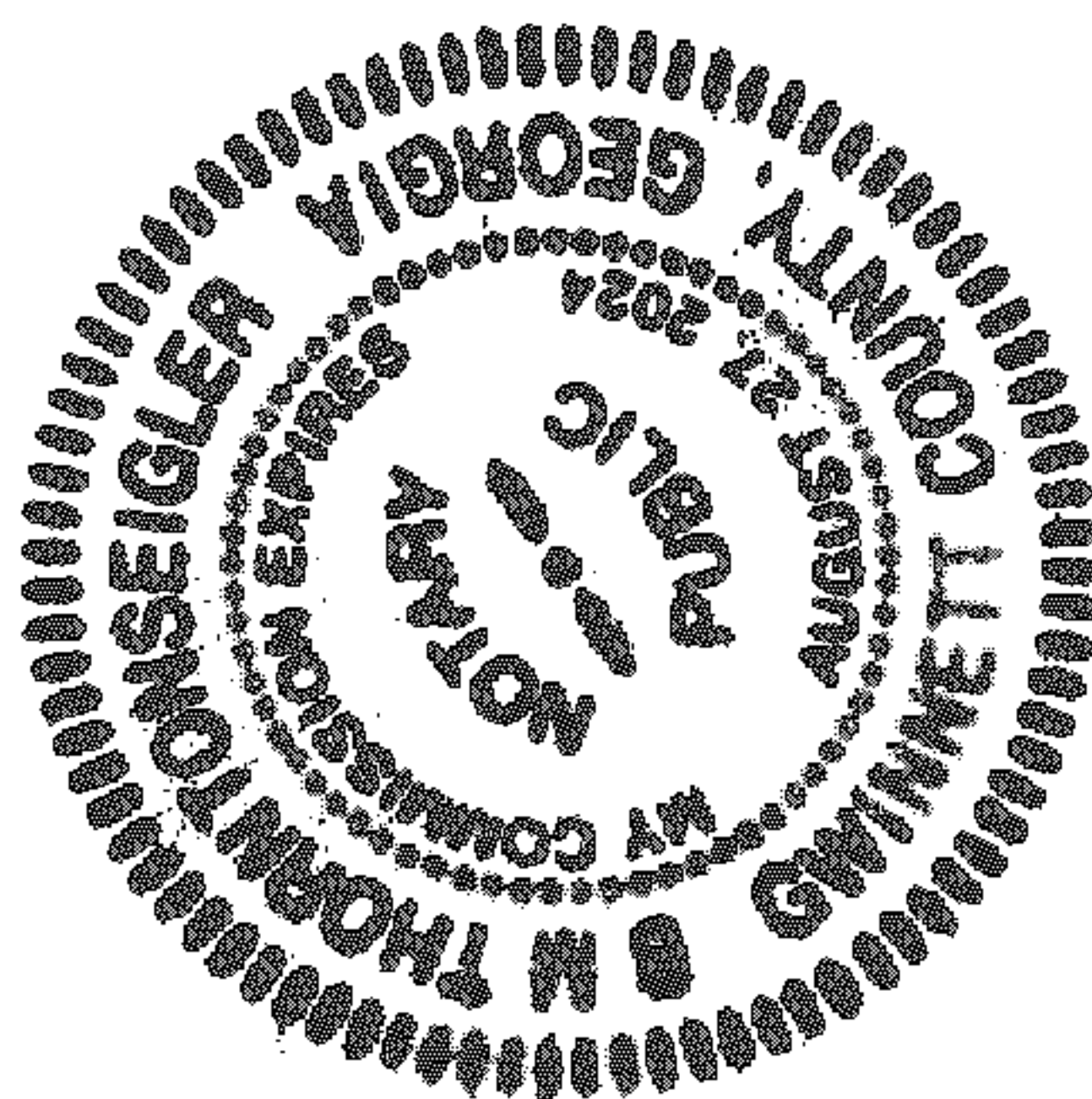
  
RENEE STEIN

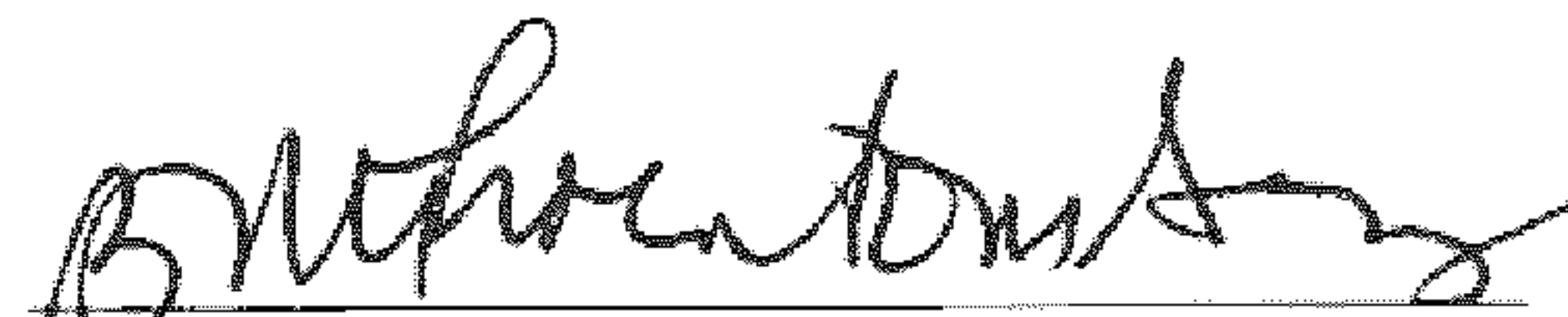
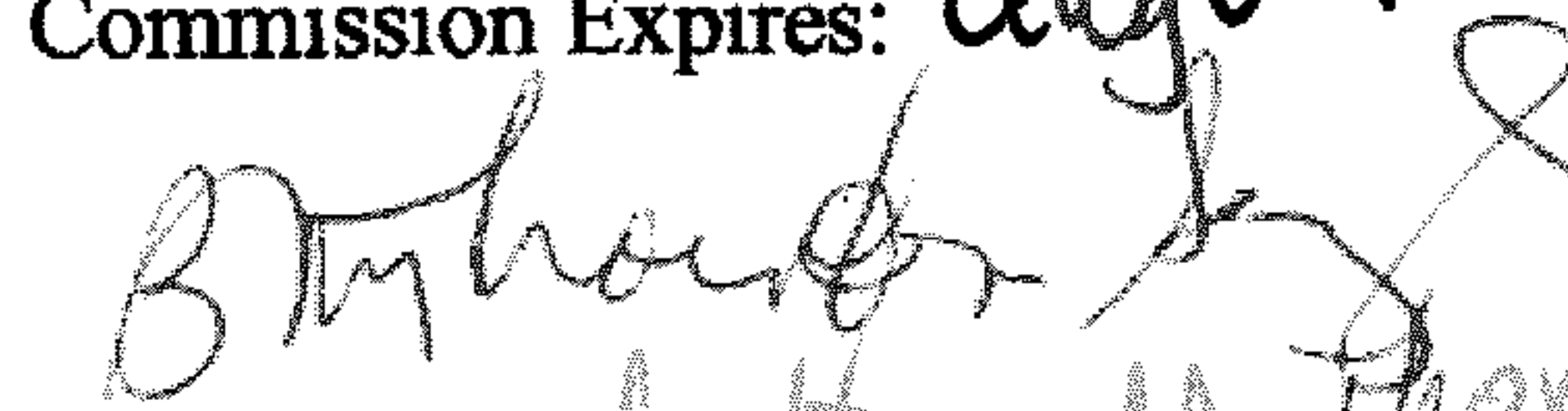
STATE OF GA  
COUNTY OF WINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RENEE STEIN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of September, 2021.

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/08/2021 08:05:00 AM  
\$38.00 JOANN  
20210908000436060



  
Notary Public  
Print Name: **Bernadette M. Thornton-Seigler**  
Commission Expires: **August 27, 2024**  
  
**Bernadette M. Thornton-Seigler**