

Send tax notice to:

Shad Rissler

400 Meadowlark Place

Alabaster, AL 35007

GAR2100597

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Ronald C. Powell and Deborah L. Powell, husband and wife**, whose mailing address is:

137 Blackhawk Dr, Daleville, AL 36322
(hereinafter referred to as "Grantor"), by **Shad Rissler, whose address is**

400 Meadowlark Pl Alabaster, AL 35007 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit: 400 Meadowlark Place, Alabaster, AL 35007.

Lot 16, Block 1, according to the Survey of Willow Glen, as recorded in Map Book 7, Page 101, in the Probate Office of Shelby County, Alabama.

\$198,850.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

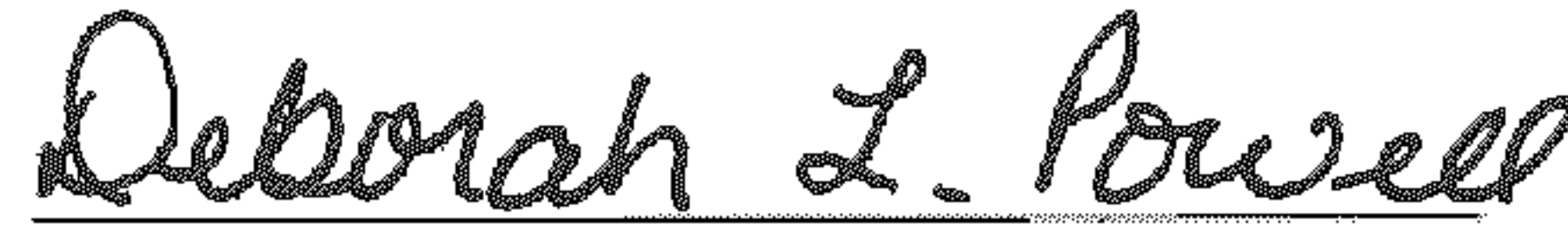
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 9th day of September, 2021.



Ronald C. Powell



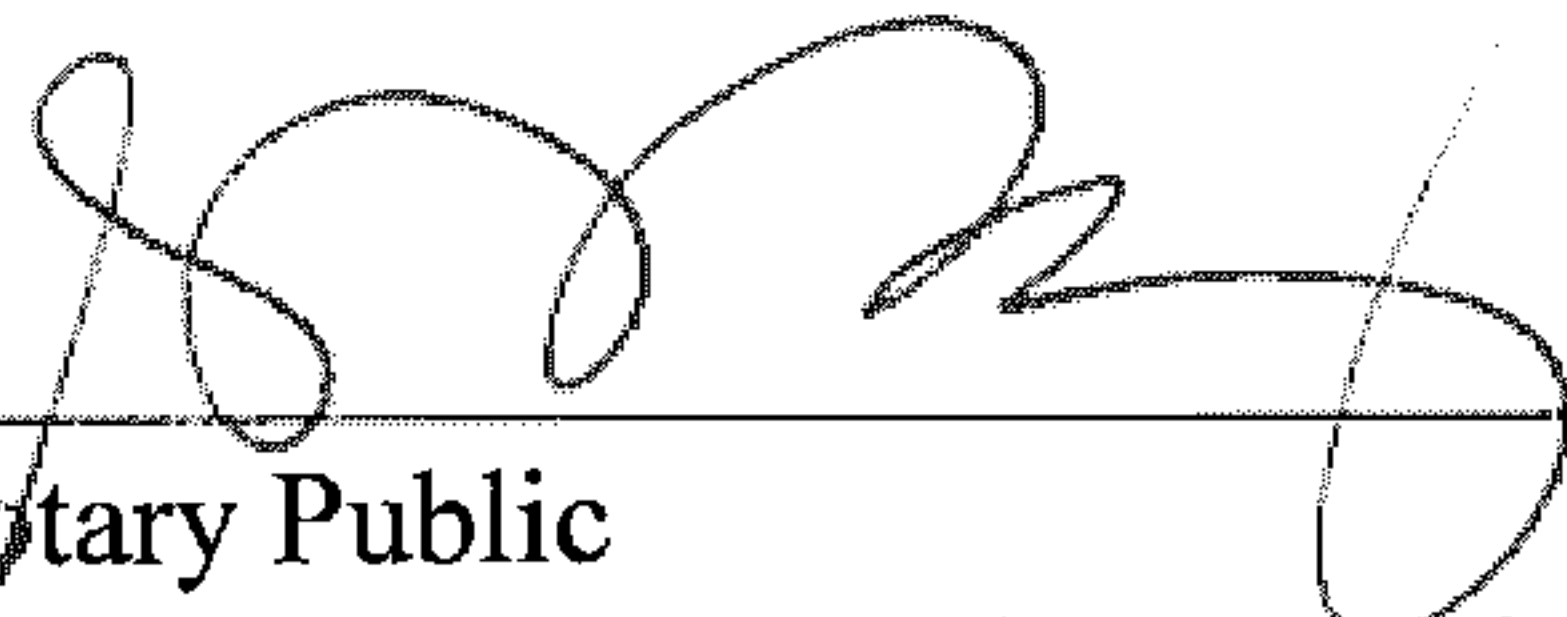
Deborah L. Powell

STATE OF ALABAMA
COUNTY OF Jefferson

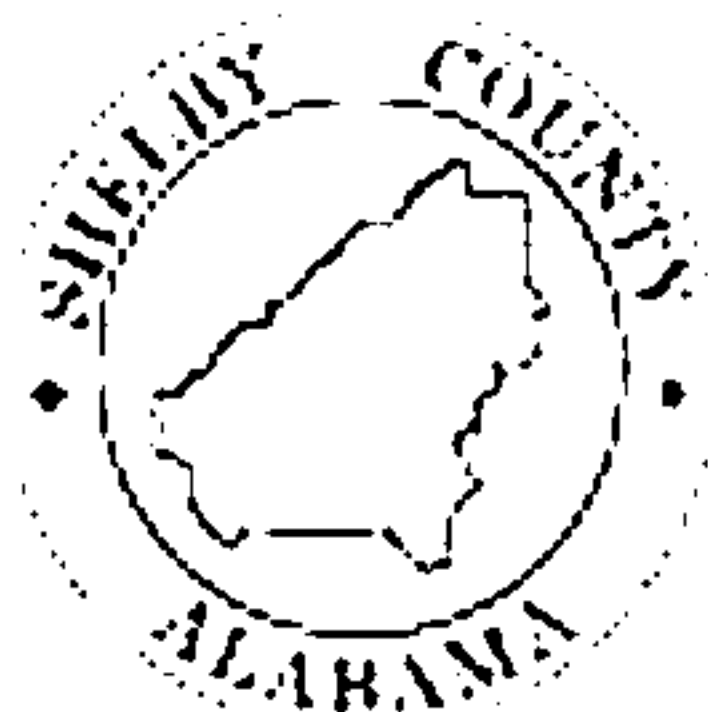
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald C. Powell and Deborah L. Powell, husband and wife, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 9th day of September, 2021.





Notary Public
Print Name: Stephanie L. Dunlap
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/14/2021 11:55:00 AM
\$31.50 JOANN
20210914000447360

