

Send tax notice to:
RESICAP ALABAMA OWNER LLC
3630 PEACHTREE RD NE, STE 1500
ATLANTA, GA 30326

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

STATE OF ALABAMA

2021724T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Two Thousand and 00/100 Dollars (\$192,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JENNIFER R KISER, F/K/A JENNIFER LEA ROBERSON and MICHAEL KISER, HUSBAND AND WIFE**, whose mailing address is **1150 INDIAN CREST DRIVE, INDIAN SPRINGS, ALABAMA 35124**, (hereinafter referred to as "Grantors") by **RESICAP ALABAMA OWNER LLC** whose property address is: **7932 WYNWOOD LANE, HELENA, AL, 35080** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 204, according to the Survey of Wyndham, Wilkerson Sector, Phase 2, as recorded in Map Book 23, Page 117, in the Office of the Judge of Probate of 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. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Wyndham, Wilkerson Sector, Phase 2, as recorded in Map Book 23, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Deed Book 324, page 362. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Easement in favor of Alabama Power Company recorded in Real 1, page 332; Real 142, page 221; Real 183, page 230 and Real 230, page 774, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County recorded in Volume 154, page 384.
6. Easement to Town of Helena recorded in Deed Book 305, page 394; Deed Book 305, page 396; Deed Book 305, page 398; Deed Book 305, page 400 and Deed Book 305, page 402.
7. Easement to Plantation Pipeline Company recorded in Deed Book 258, page 49; Deed Book 113, page 61; Deed Book 180, page 192; Deed Book 258, page 47; Deed Book 258, page 48 and Deed Book 180, page 192.
8. Easement recorded in Deed Book 311, page 153.

9. Right of way for ingress and egress recorded in Real 192, page 743; Real 250, page 894 and Real 251, page 602.
10. Easement to Southern Natural Gas recorded in Deed Book 88, page 551; Deed Book 146, page 301; Deed Book 147, page 579 and Deed Book 213, page 155.
11. Declaration of Protective Covenants recorded in Instrument #1998-7622.
12. Sink Hole Prone Areas including areas underlain by limestone and thus may be subject to lime sink activity as shown in Instrument #1998-7622.

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

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, its administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 21st day of September, 2021.

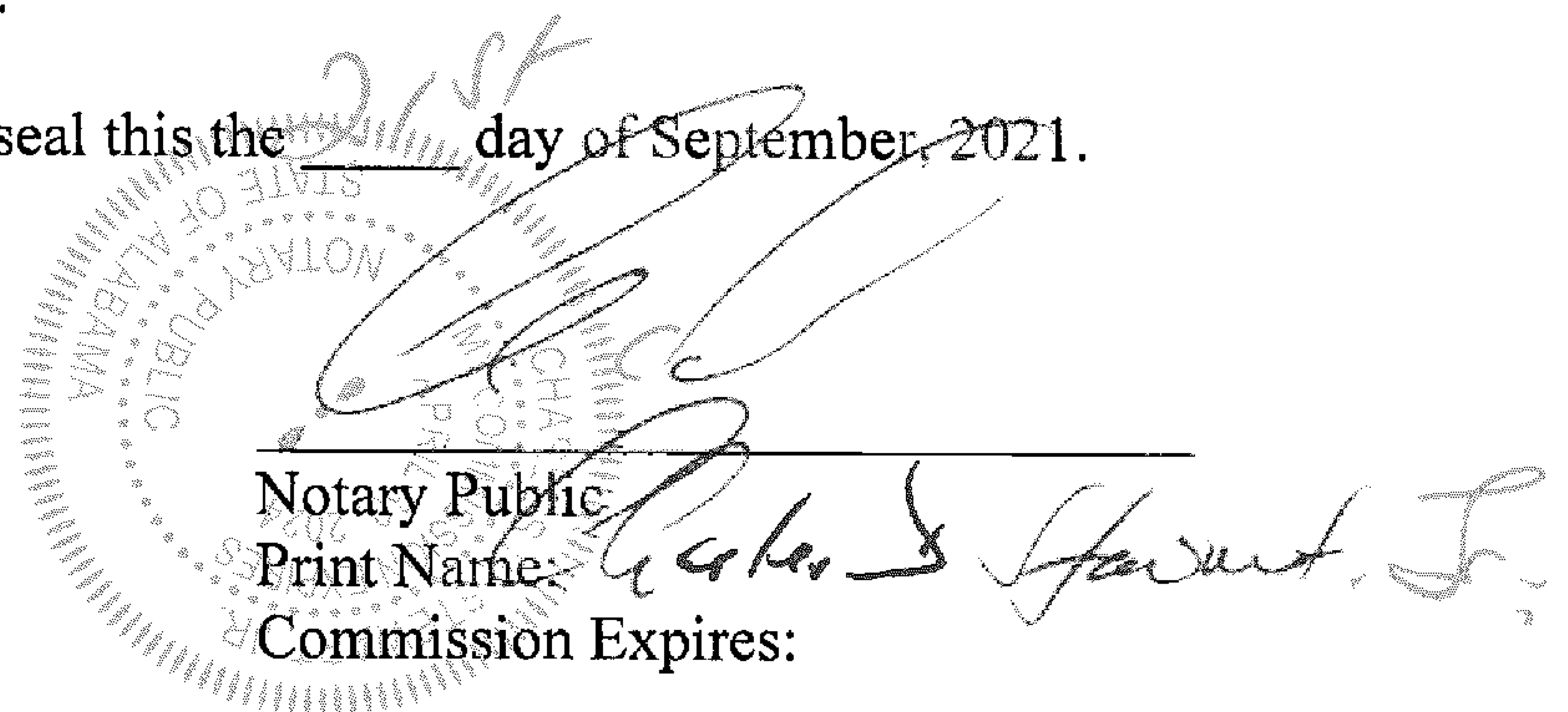

JENNIFER R. KISER


MICHAEL KISER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER R KISER and MICHAEL KISER whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of September, 2021.


Notary Public
Print Name: Charles S. Stewart, Jr.
Commission Expires:

4.30.24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2021 01:19:42 PM
\$218.00 BRITTANI
20210927000469430

