

20211007000489690
10/07/2021 12:47:02 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Albert Mauro and Teri Mauro
1120 Berwick Road
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
CHB2100291

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Eighty One Thousand and 00/100 Dollars (\$281,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kerry W. Bowers and Nancy Ann Bowers, a married couple**, whose address is 1270 Legacy Dr, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Albert Mauro and Teri Mauro**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Albert Mauro and Teri Mauro, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1120 Berwick Rd., Birmingham, AL 35242, to-wit:**

Lot 11, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$224,800.00 executed and recorded simultaneously herewith.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS/HER SPOUSE.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of October, 2021.

Kerry W. Bowers

Kerry W. Bowers

Nancy Ann Bowers

Nancy Ann Bowers

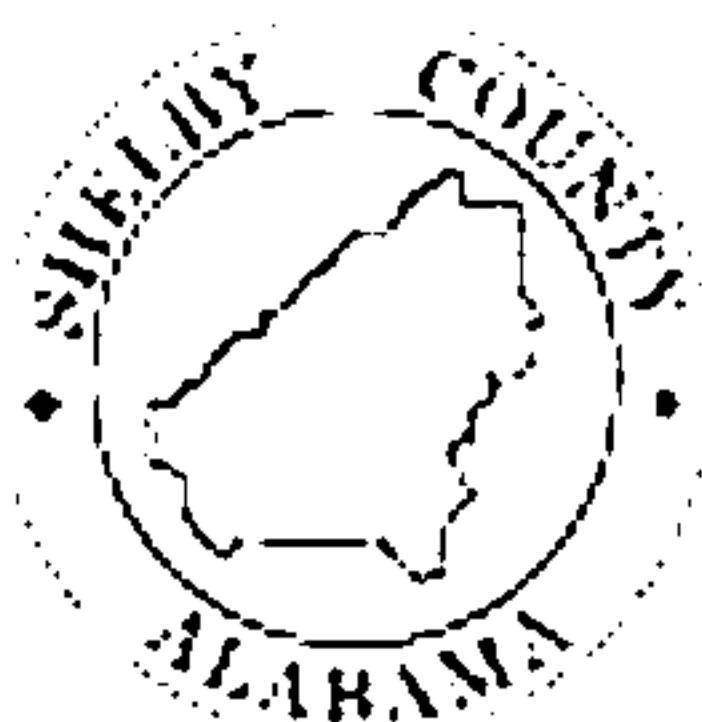
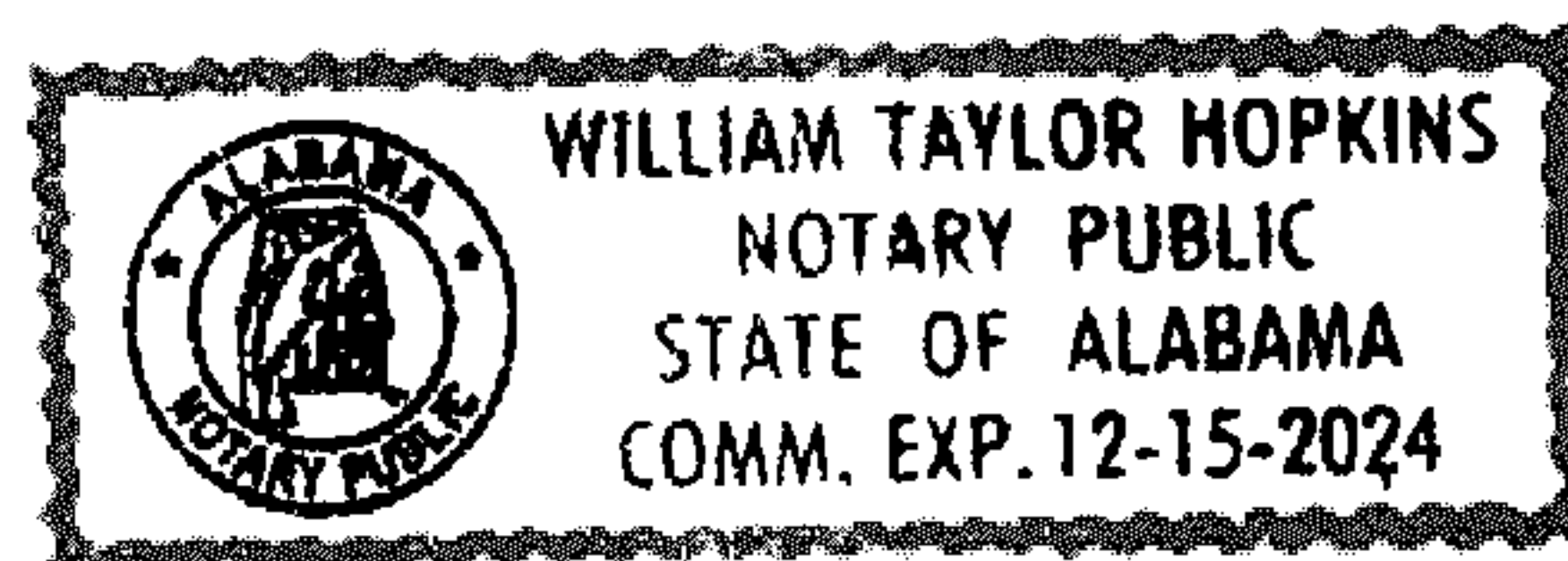
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Kerry W. Bowers and Nancy Ann Bowers, whose name(s) 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 on this 5th day of October, 2021.

[Signature]

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2021 12:47:02 PM
\$81.50 BRITTANI
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Allen S. Bayl