

Send tax notice to:
April Michelle Stotler Holec & Michael Thomas Holec
919 Jackson Circle
Helena, AL 35080
HOV2100509

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 Ninety Thousand and 00/100 Dollars (\$290,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Keith Busby and Clara D. Busby, husband and wife**, whose mailing address is: 499 S. Shale Crest Rd. Hoover, AL 35244 (hereinafter referred to as "Grantors"), by **April Michelle Stotler Holec and Michael Thomas Holec, husband and wife**, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 51 according to the Survey of St. Charles Place, Phase Two, Sector 7, as recorded in Map Book 22, Page 45 in the Probate Office of Shelby County, Alabama

Property Address: 919 Jackson Circle, Helena, AL 35080

SUBJECT TO:

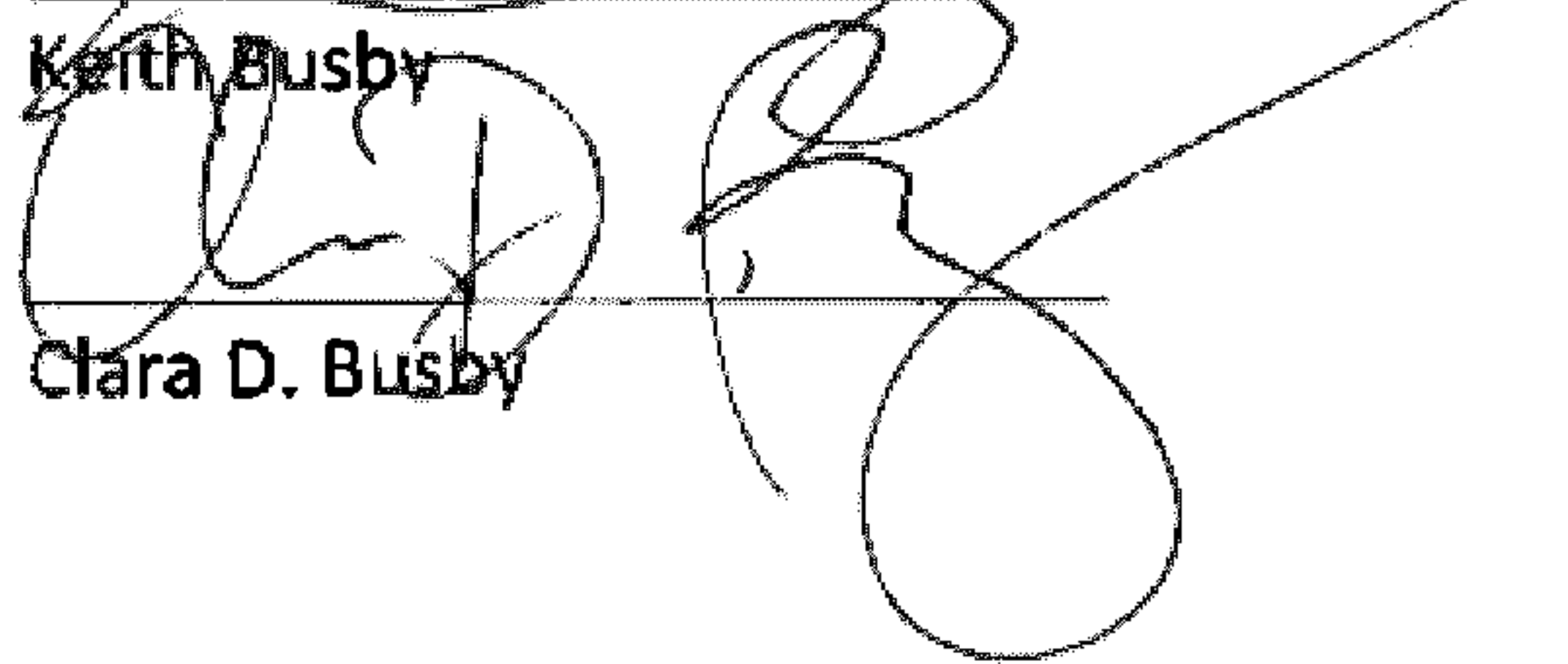
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$284,747.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Keith Busby and Clara D. Busby have hereunto set their signature(s) and seal(s) on September 30, 2021.

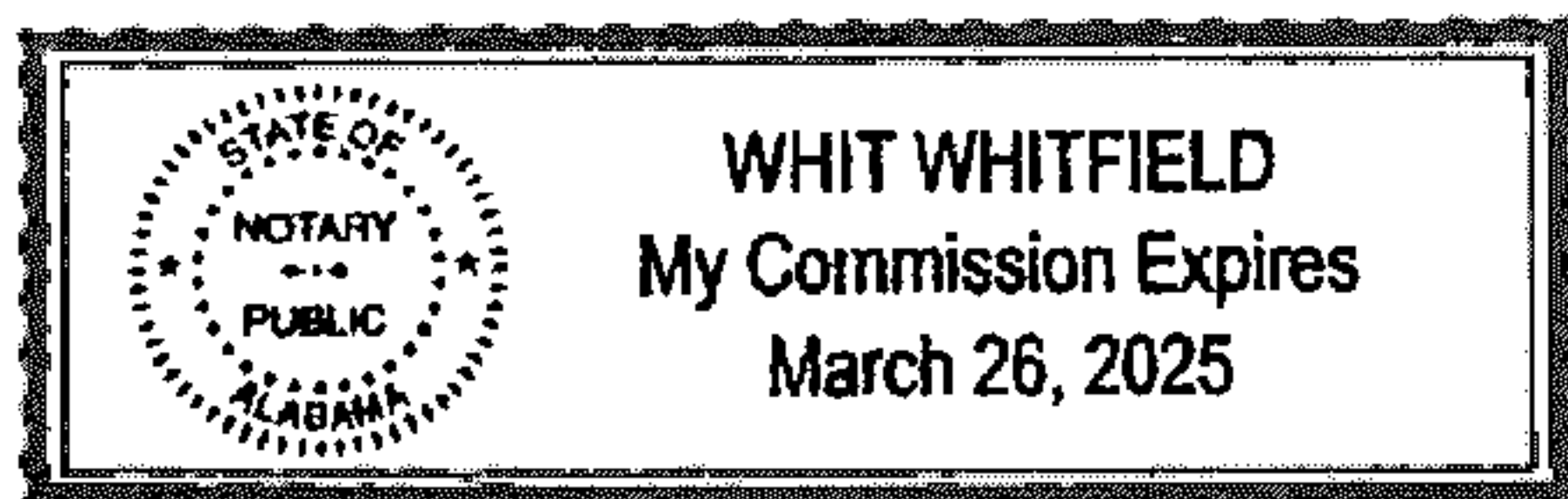

Keith Busby

Clara D. Busby

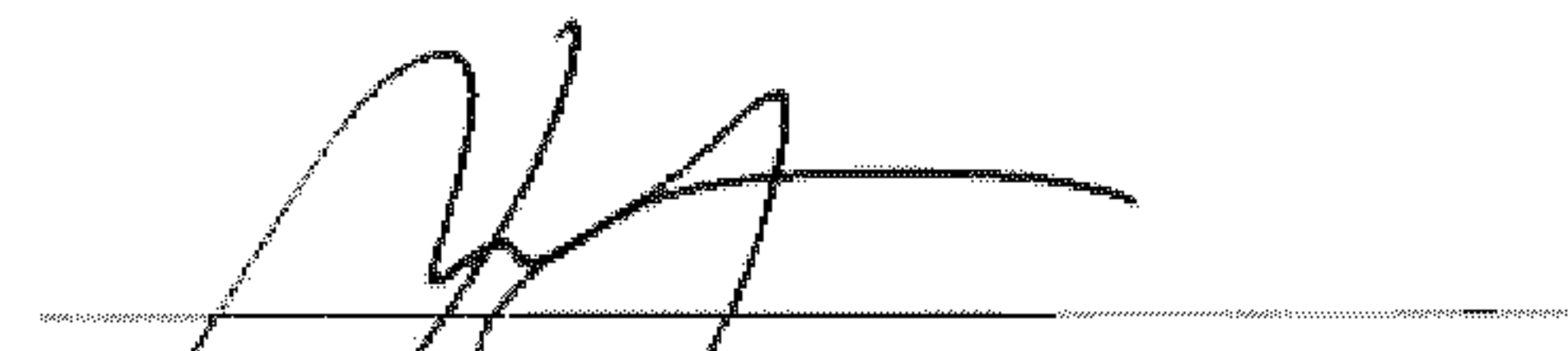
STATE OF ALABAMA
COUNTY OF JEFFERSON

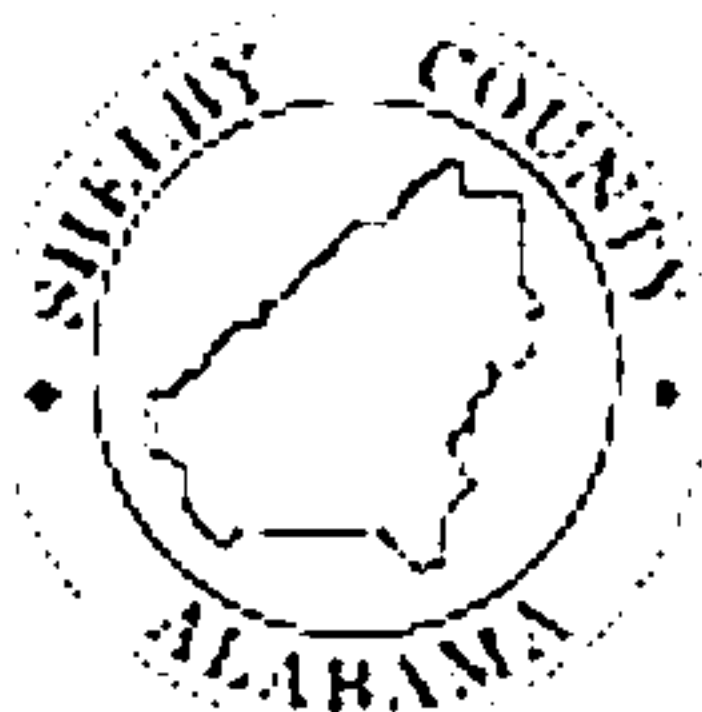
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keith Busby and Clara D. Busby, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument,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

Given under my hand and official seal this the 30 day of September, 2021.

(NOTARIAL SEAL)




Notary Public
Print Name: Whit Whitfield
Commission Expires: 03/26/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2021 01:07:17 PM
\$30.50 BRITTANI
20211007000489770

Allen S. Bayl