

20211012000496320  
10/12/2021 01:58:46 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

LaKendra S. Conwell  
133 Oakwell Street  
Calera, AL 35040

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2100681

**WARRANTY DEED**

**State of Alabama  
County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Sixty One Thousand and 00/100 Dollars (\$261,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Felix K. Opoku Sr., an unmarried man**, whose address is **23750 Central Park Drive, McCalla, AL 35111** (hereinafter "Grantor", whether one or more), by **LaKendra S. Conwell**, whose address is **133 Oakwell Street, Calera, AL 35040** (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 133 Oakwell Street, Calera, AL 35040, to-wit:**

**Lot 102, according to the Survey of Camden Cove West Sector 3, Phase 1, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 35 Page 14.**

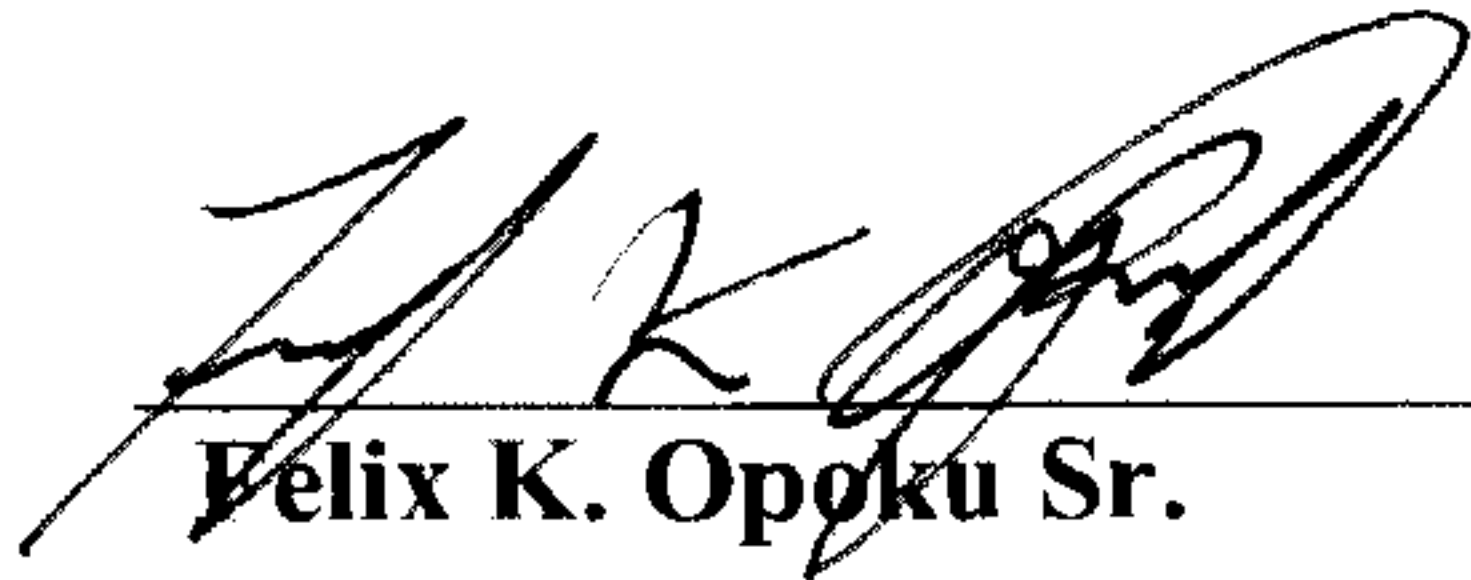
**LaKendra S. Conwell is one and the same person as LaKendra Sherese Stephen.**

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 \$261,000.00 executed and recorded simultaneously herewith.

**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.

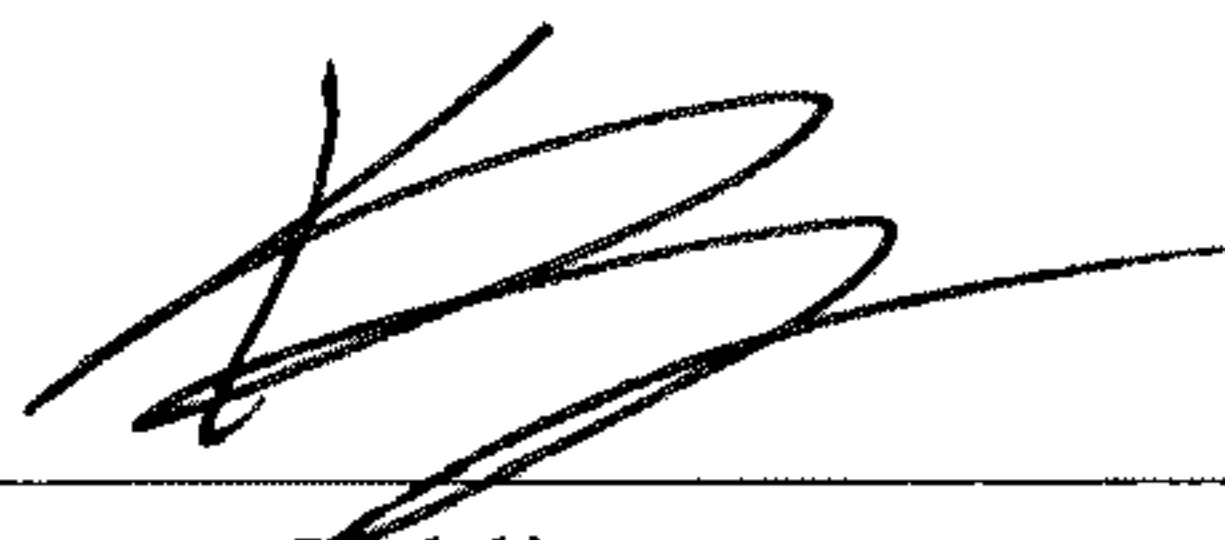
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of September, 2021.

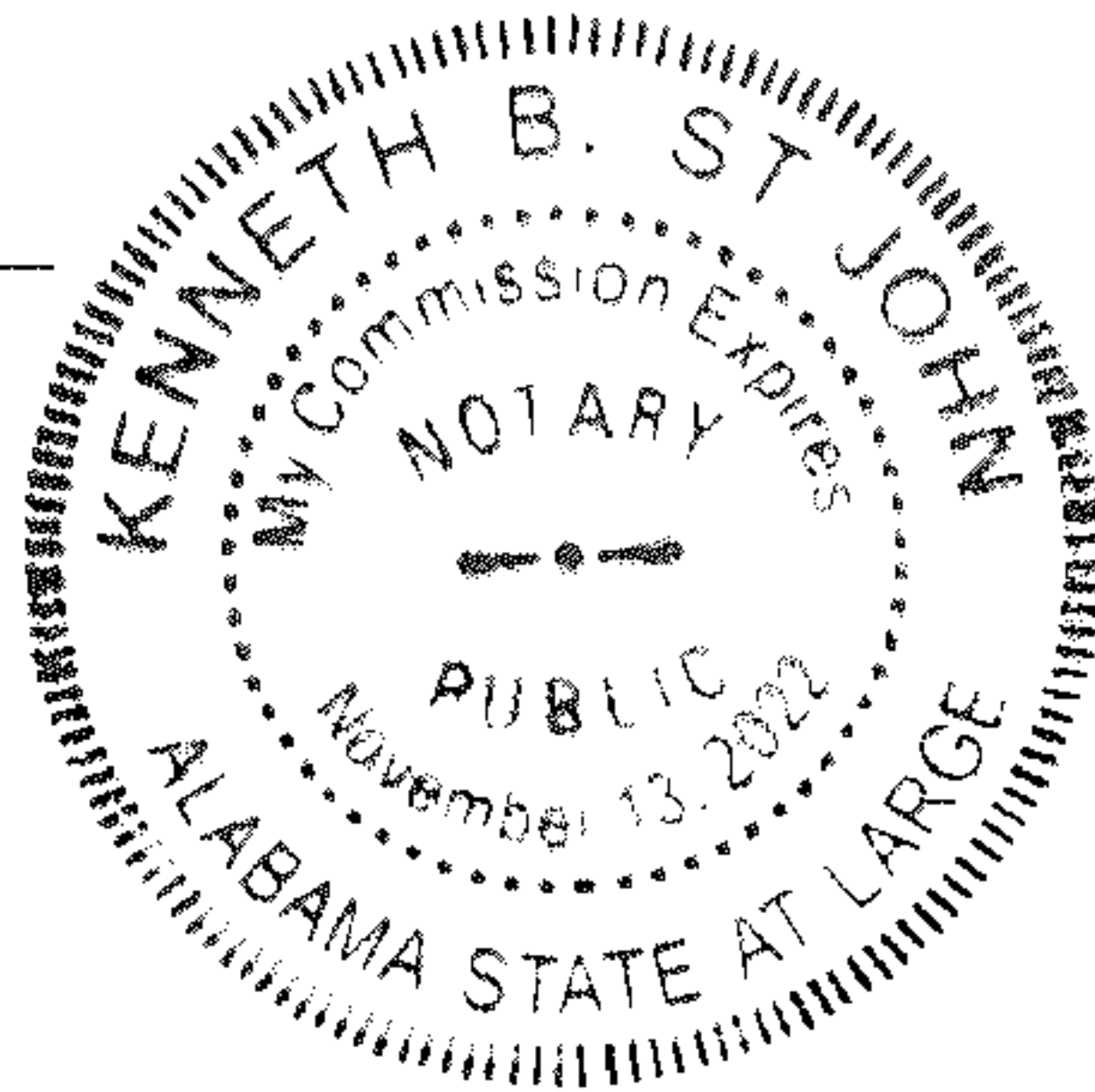
  
Felix K. Opoku Sr.

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Felix K. Opoku Sr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 20th day of September, 2021.

  
Notary Public  
Printed Name: Kenneth B. St. John  
My Commission Expires: 11/13/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/12/2021 01:58:46 PM  
\$26.00 JOANN  
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*Allie S. Bayl*