

WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Curtis Joseph Gill  
6086 Eagle Point Cir  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Hundred Sixty Thousand and 00/100 Dollars (\$760,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Steven Schencker and spouse, Patricia Schencker

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Curtis Joseph Gill

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 2, according to the Survey of Eagle Point, 19th Sector, as recorded in Map Book 30, Page 129, in the Probate Office of Shelby County, Alabama.


\$760,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

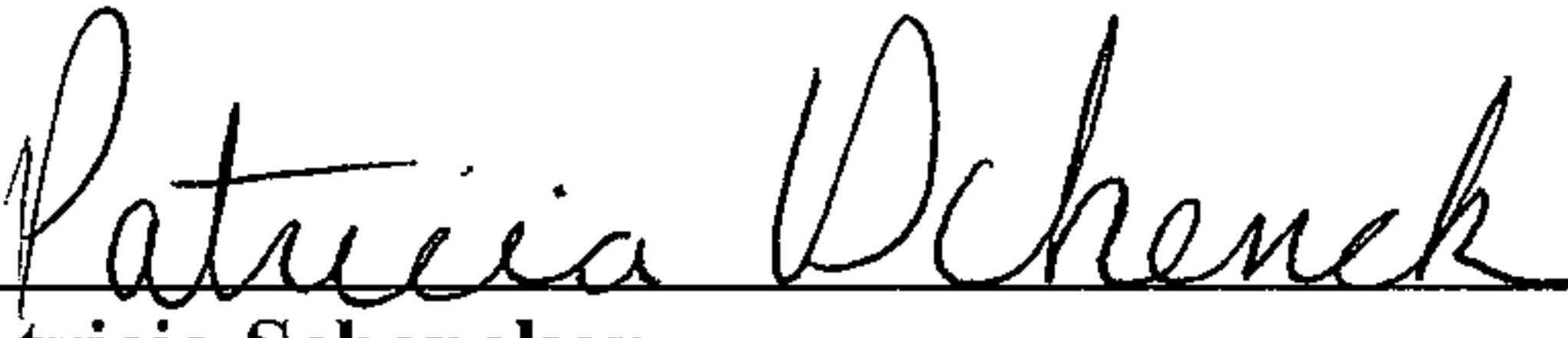
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 13th day of October, 2021.

  
\_\_\_\_\_  
Steven Schencker

  
\_\_\_\_\_  
Patricia Schencker



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/26/2021 11:13:59 AM  
\$23.00 CHERRY  
20211026000519060

Allen S. Bayl

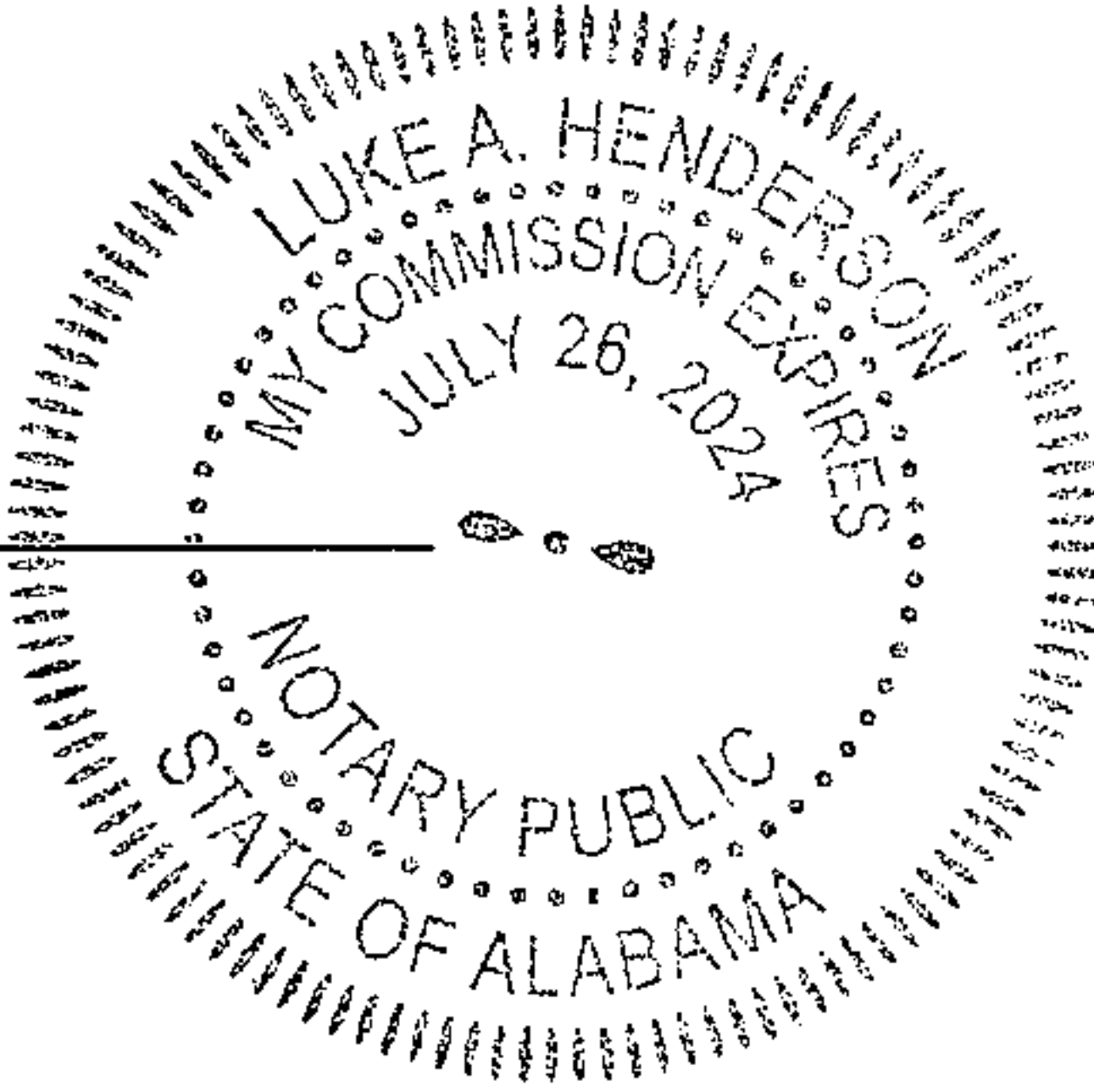
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Steven Schencker and Patricia Schencker whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this October 13, 2021.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public



Grantor's Address: 2303 Brock Drive, Birmingham, AL 35242

Property Address: 6086 Eagle Point Cir Birmingham, AL 35242