


Send tax notice to: Michael Weber,

2716 Altadena Lake Rd
Birmingham, AL 35243

This instrument was prepared by: Jones & Associates, 1025 Montgomery Highway, Vestavia, AL 35216

GENERAL WARRANTY DEED

State of Alabama
County of Shelby


20211116000550270 1/2 \$165.00
Shelby Cnty Judge of Probate, AL
11/16/2021 10:08:28 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred forty thousand and no/100 (\$140,000.00) Dollars, **the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Michael W. Pretnar, an unmarried man, **whose mailing address is:**

1343 ALSEIER ROAD HOOPER, AL 35226
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael Weber, **whose mailing address is:**

2716 Altadena Lake Rd. Birmingham, AL 35243
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 120 Perkins Landing Rd., Columbiana, AL 35051** to-wit:

Lot 4, according to the Survey of Perkins Landing, Sectors 1 and 2 as recorded in Map Book 27, Page 33 in the Probate Office of Shelby County, Alabama.

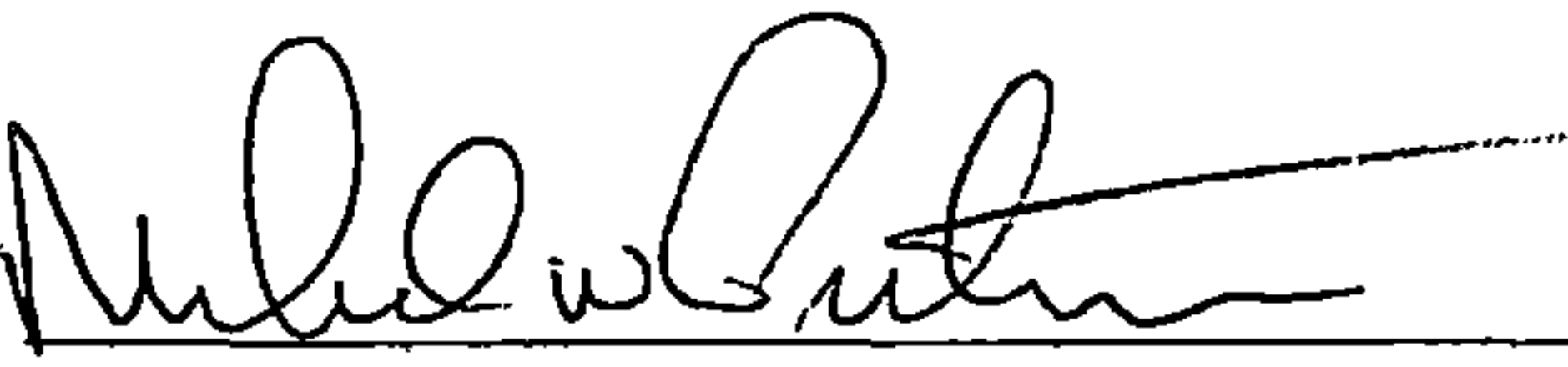
Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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 we have hereunto set our hands(s) and seal(s) this 4 day of NOVEMBER, 2021.

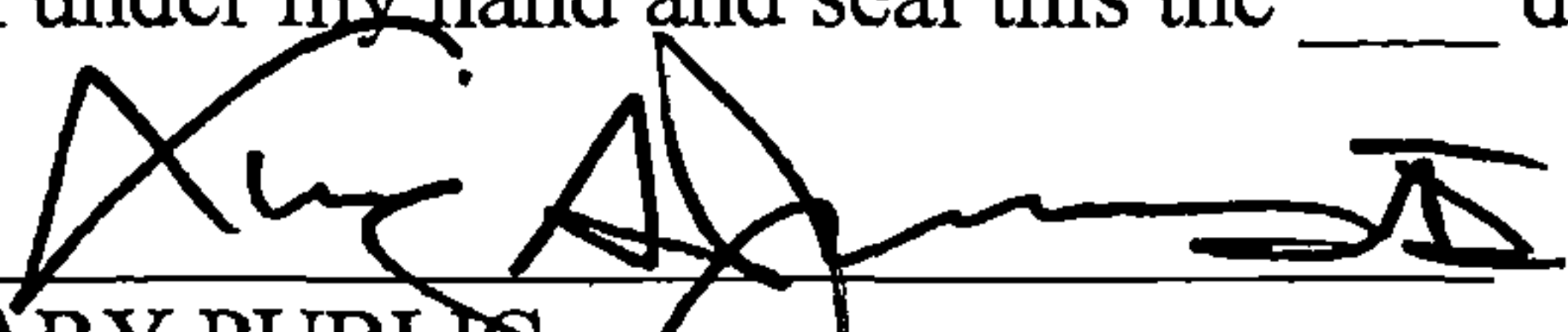
Shelby County, AL 11/16/2021
State of Alabama
Deed Tax: \$140.00

 (Seal)
MICHAEL W. PRETNAR
_____(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael W. Pretnar, an unmarried man, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that being informed of the contents of the conveyance, he/she/ has/have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4th day of November, 2021.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/30/23



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