

Send tax notice to:  
SUSAN DESTAFINO  
3911 Westover Road  
Sterrett, AL, 35147

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2021859T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LISA FLORA, A MARRIED INDIVIDUAL**, whose mailing address is **3616 HIGHWAY 69, CHELSEA, ALABAMA 35043**, (hereinafter referred to as "Grantor") by **SUSAN DESTAFINO and TODD DESTAFINO** whose property address is: **3911 WESTOVER ROAD, STERRETT, AL, 351473** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does 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:

**A portion of the NW ¼ of the NE ¼ of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:**

**Commence at the NE corner of the NW ¼ of the NE ¼ of Section 28, Township 19 South, Range 1 East, thence run South along the East line of said ¼ - ¼ section, a distance of 58.25 feet to the South ROW line of U.S. Highway No. 280, and the point of beginning; thence continue in same direction along the East line of said ¼ - ¼ section a distance of 591.75 feet; thence turn an angle of 90°00'09" to the right and run a distance of 330.0 feet; thence turn an angle of 89°59'51" to the right and run a distance of 597.25 feet to the South ROW line of U.S. Highway 280; thence turn an angle 90°57'26" to the right and run along said ROW line a distance of 330.04 feet to the Point of Beginning. Situated in the NW ¼ of the NE ¼ of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.**

**Subject property does not constitute the homestead of the Grantor or her spouse, as defined by the Code of Alabama.**

**Grantor acquired title to subject property by deed from Homer Boyd Flora. Homer Boyd Flora was the surviving grantee of that certain deed recorded in Instrument 1997-06800 in the Probate Office. The other grantee, Jeanene L. Flora, having died in 2004.**

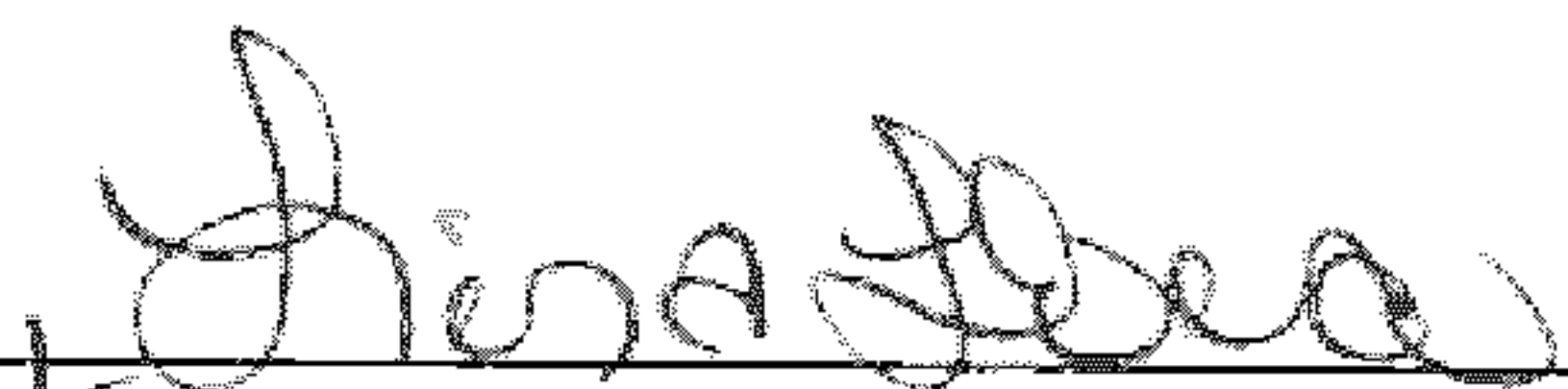
SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Less and except any part of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Record.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantor does for herself, her successors and assigns, covenant with the Grantees, their successors and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances, except as shown above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 11 day of November, 2021.

  
LISA FLORA

STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and official seal this the 11 day of November, 2021.



  
Notary Public

Print Name:

Commission Expires:

11/30/24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/16/2021 02:57:53 PM  
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