

20211201000571470
12/01/2021 08:06:37 AM
DEEDS 1/2

Send tax notice to:

Robert Lesinger

477 Talon Court
Birmingham AL 35242
CHL2100365

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 **Three Hundred Forty Thousand Two Hundred Fifty and 00/100 Dollars (\$340,250.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jan P. Kirkemier, a married woman**, whose mailing address is: 4128 Ashington Dr, Birmingham, AL 35242 (hereinafter referred to as "Grantor"), by **Robert Lesinger** (hereinafter referred to as "Grantee"), 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, to-wit:

Lot 276, according to the map or survey of Eagle Point, 2nd Sector, Phase 4, as recorded in Map Book 25 Page 103, in the Probate Office of Shelby County, Alabama.

****This property is not the homestead of the Grantor or Grantor's spouse**

Property address: 477 Talon Court, Birmingham, AL 35242

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$272,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

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

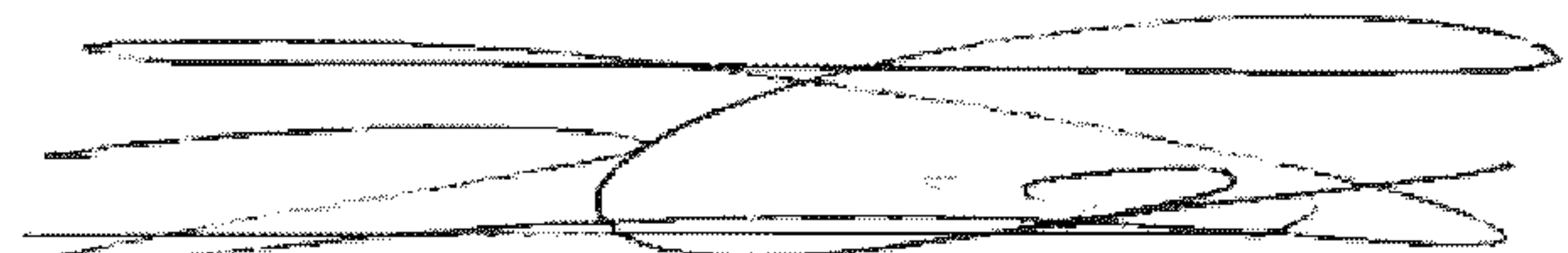
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 5th
day of November, 2021.

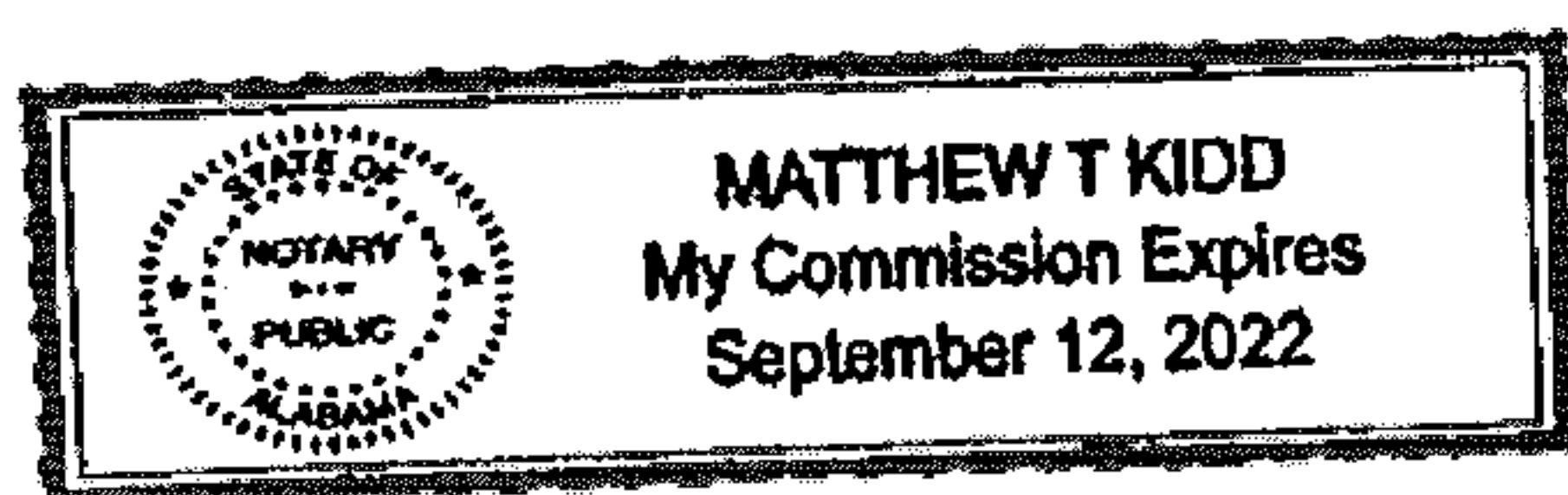

Jan P. Kirkemier

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jan P. Kirkemier, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5th day of November, 2021.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2021 08:06:37 AM
\$93.50 JOANN
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