

20211206000580310
12/06/2021 12:06:18 PM
DEEDS 1/2

Send tax notice to:
Kimberly Ward
112 Hayesbury Court
Pelham, AL 35214
HWD2100355

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 **Two Hundred One Thousand and 00/100 Dollars (\$201,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Neal Medaris , an unmarried person**, whose mailing address is:

308 Willow Crest Lane Birmingham AL 35244
(hereinafter referred to as "Grantor"), by **Kimberly Ward** (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 118, according to the Survey of Hayesbury, Phase 1, as recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

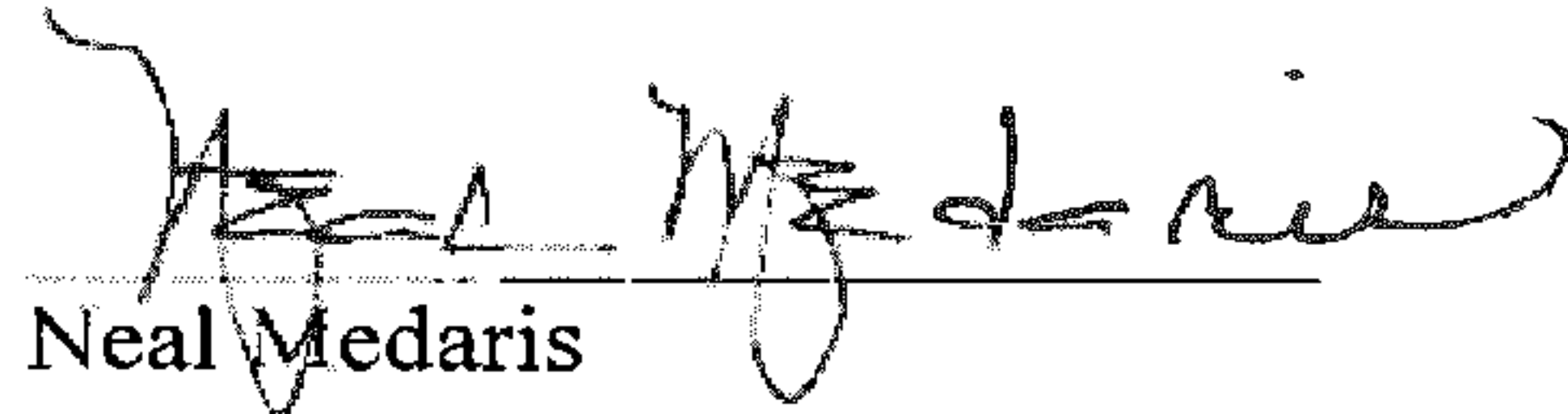
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

The subject property is not the Grantor's homestead.

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.

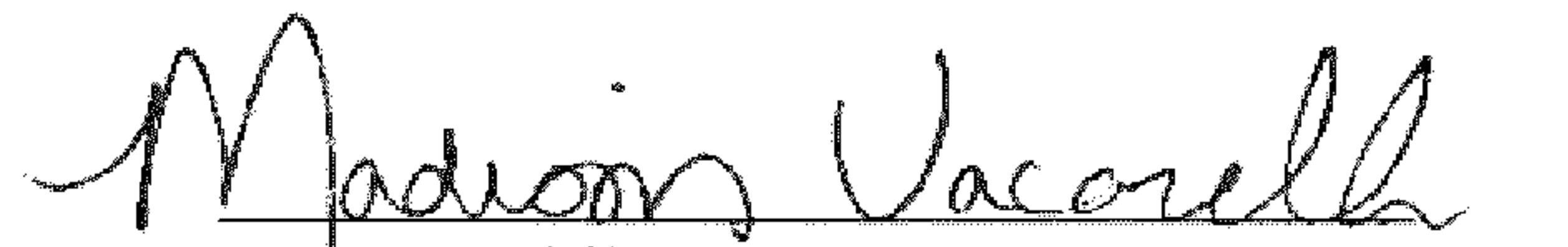
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 3rd day of December, 2021.

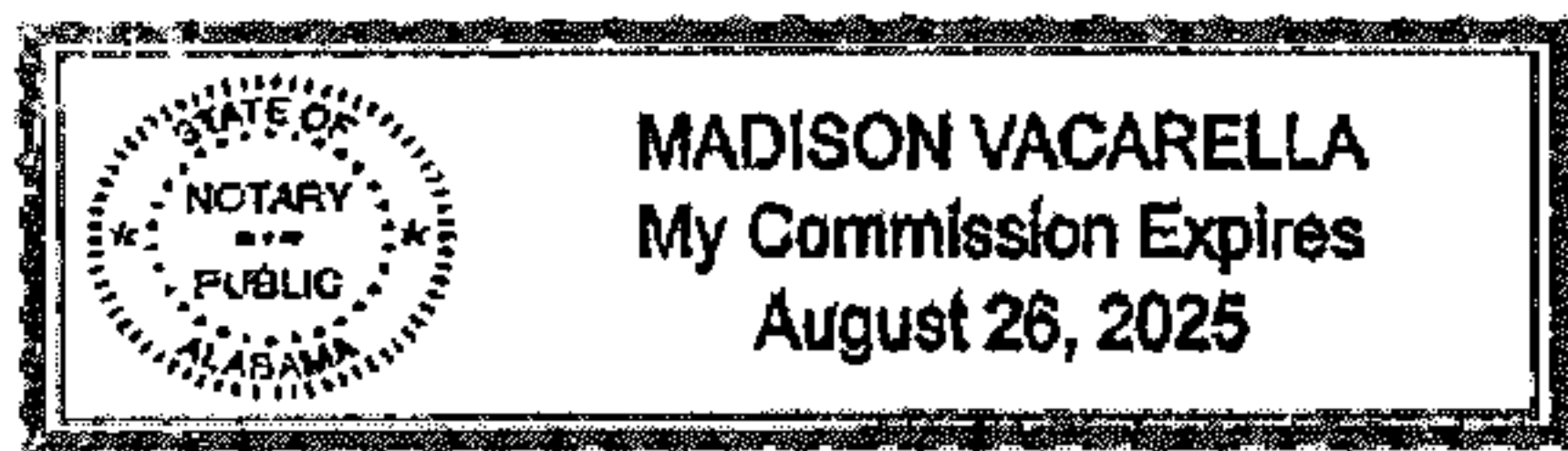

Neal Medaris

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neal Medaris, a married person, 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 3rd day of December, 2021.


Notary Public
Print Name: Madison Vacarella
Commission Expires: 8/26/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2021 12:06:18 PM
\$226.00 CHERRY
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