

Send tax notice to:  
GABRIEL THOMAS  
3515 CONESTOGA WAY  
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2021894

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Nineteen Thousand and 00/100 Dollars (\$419,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RYAN HUNTER DECOUDRES and MELANIE L BONNEFOUX, HUSBAND AND WIFE**, whose mailing address is **5439 CAMILLA DRIVE, CHARLOTTE, NORTH CAROLINA 28226**, (hereinafter referred to as "Grantors") by **GABRIEL THOMAS and MELISA K. THOMAS** whose property address is: **3515 CONESTOGA WAY, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do 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:

**Lot 12, Block 5, according to a Resurvey, as recorded in Map Book 6 page 75, in the Probate Office of Shelby County, Alabama, of Lot 12-Block Applecross.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easements and building lines as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Misc. Book 10 page 515; Misc. Book 10 page 557; Misc. Book 13 page 154 and Misc. Book 17 page 183.
5. Right of way granted to Alabama Power Company recorded in Misc. Book 10 page 558; Volume 291 page 386 and Volume 293 page 755.

**\$377,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 8 day of December, 2021.

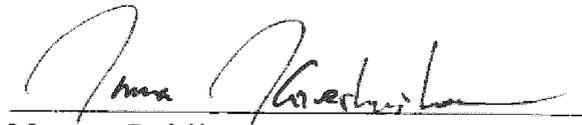
  
RYAN HUNTER DECOUDRES

  
MELANIE L BONNEFOUX

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RYAN HUNTER DECOUDRES and MELANIE L BONNEFOUX whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of December, 2021.



Notary Public

Print Name: INNA KAVESHNIKOVA

Commission Expires: 10<sup>th</sup> of March, 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/13/2021 09:41:20 AM  
\$67.00 JOANN  
20211213000588730

