

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Michelle E. Downing**  
**1812 Indian Creek Circle**  
**Vestavia Hills, AL 35243**

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten AND 00/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Cahaba Lily Properties, L.L.C.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Michelle E. Downing.** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 26, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18, Page 116, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **180 Park Place Lane Alabaster, AL 35007**

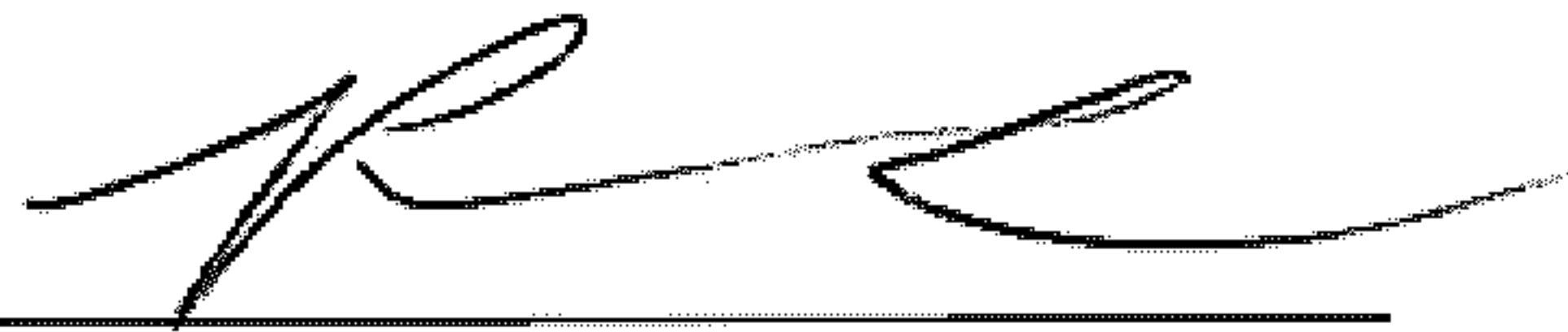
**\$172,500.00** of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **22nd day of December, 2021.**

**Cahaba Lily Properties, L.L.C.**



**By: Patrick Andres**  
**Its Managing Member**

STATE OF ALABAMA )

COUNTY OF JEFFERSON)

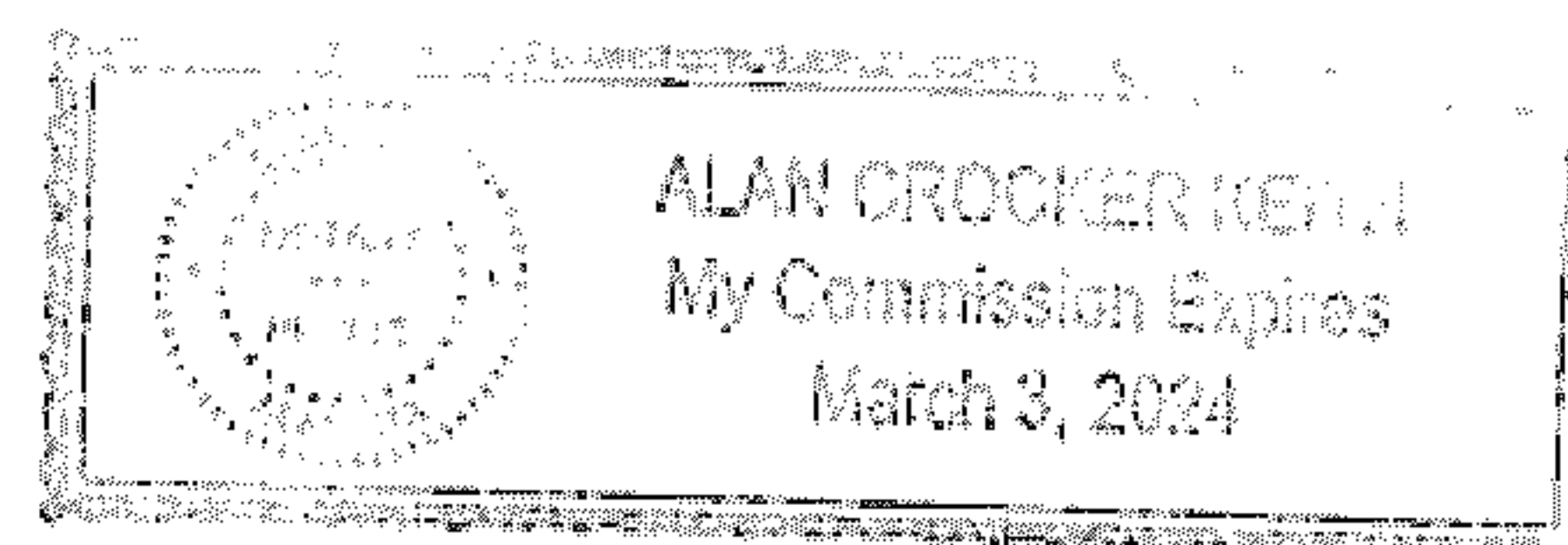
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Patrick Andres**, whose name as **Managing Member** of **Cahaba Lily Properties, L.L.C.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **22nd day of December, 2021.**



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NOTARY PUBLIC

My Commission Expires: **03/03/2024**



**Form RT-1**