

20211228000607980  
12/28/2021 10:41:02 AM  
DEEDS 1/2

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Resicap Alabama Owner LLC  
3630 Peachtree Rd NE, Ste 1500  
Atlanta, GA 30326

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we Juanita R. Daniels, an unmarried person, whose address is  
400 University Park Dr. Birmingham AL 35209  
(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Resicap Alabama Owner LLC whose address is 3630 Peachtree Rd NE, Ste 150, Atlanta, GA 30326 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit: 142 Cedar Bend Dr Helena AL 35080

Lot 6, Block 2, according to the Survey of Cedar Bend, Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Juanita R. Daniels is the surviving grantee of that certain Warranty Deed dated 9/12/1997 and recorded on 9/18/1997 in Instrument No. 1997-30021 in the Probate Records of Shelby County, Alabama. Charles L. Daniels, Jr., is deceased, having died on or about 9/7/2021.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our heirs), executors, and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 21st day of December, 2021.

*Juanita R. Daniels*  
\_\_\_\_\_  
Juanita R. Daniels

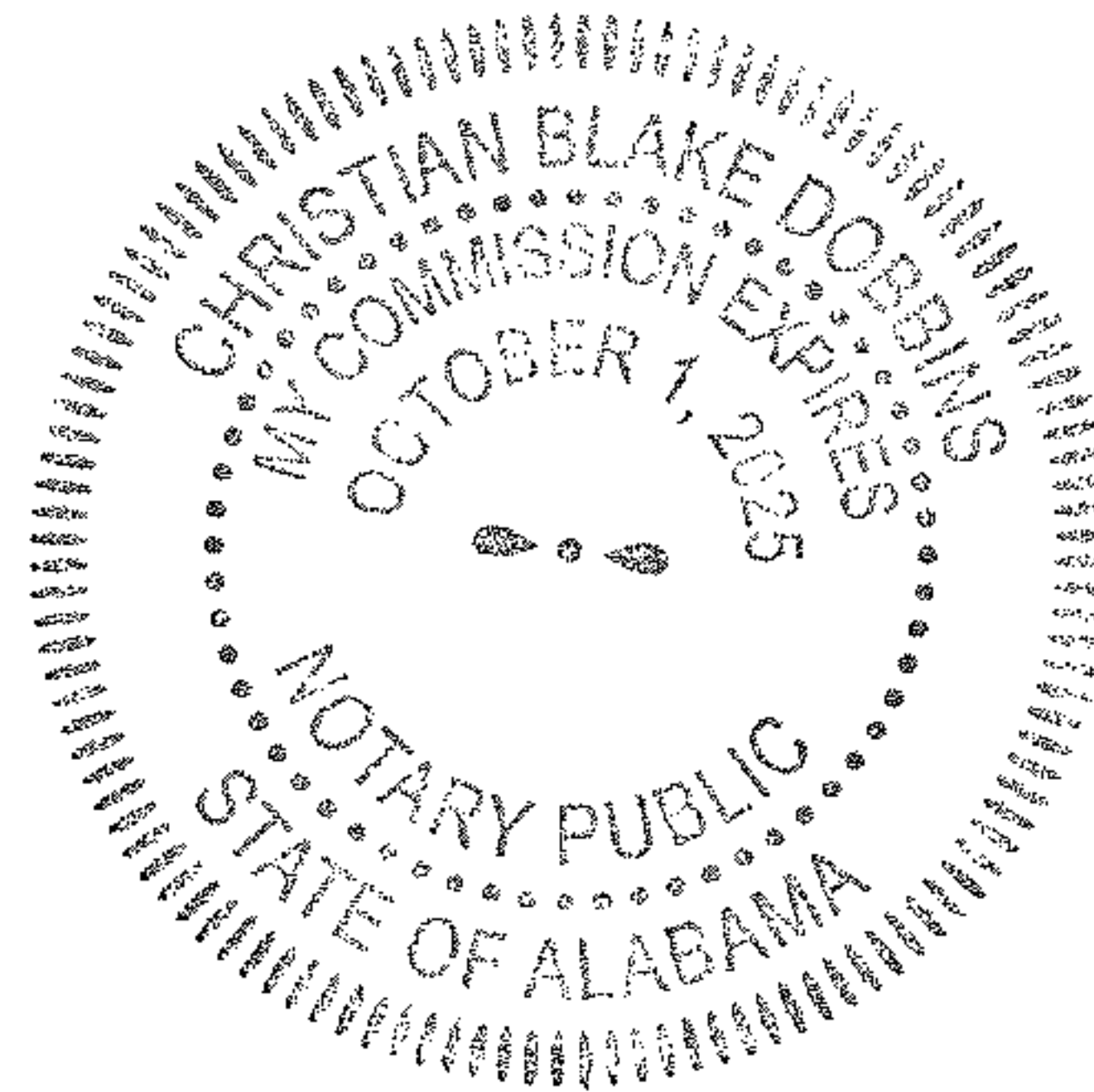
\_\_\_\_\_  
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Juanita R. Daniels is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of December, 2021.

*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Alabama

\_\_\_\_\_  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/28/2021 10:41:02 AM**  
**\$240.00 BRITTANI**  
**20211228000607980**

*Allie S. Bayl*