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01/04/2022 10:53:30 AM
DEEDS 1/2
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

Send tax notice to:
TODD KESSLER
62 MT LAUREL AVENUE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

2021911

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ALAN R LEE and ANNA GIATTINA LEE F/K/A ANNA LEE GIATTINA, HUSBAND AND WIFE**, whose mailing address is ~~208 MELCCA AVE BIRMINGHAM AL 35209~~ (hereinafter referred to as "Grantors") by **TODD KESSLER and KATHERINE BRYSON KESSLER** whose property address is: **62 MT LAUREL AVENUE, 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 5-09, Block 5, according to the Survey of Mt. Laurel - Phase 1A, as recorded in Map Book 27, page 72 A and B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

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, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premise, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Covenants and agreement for water service recorded in Real 235 page 611.
5. Sewer service agreement recorded in Instrument No. 1999-35429.
6. Agreement between Ebsco Industries, Ebsco Development and Town Builders, Inc., recorded in Instrument No. 2000-41410.
7. Mt. Laurel Master Deed Restrictions recorded in Inst. No. 2000-35579, amended by First Amendment recorded in Inst. No. 2000-36270, re-recorded in Inst. No. 2000-38859, Second Amendment recorded in Inst. No. 2000-38860.
8. Mt. Laurel Declaration of Charter, Easements, Covenants and Restrictions recorded in Inst. No. 2000-35580; First Amendment recorded in Inst. No. 2000-36270, re-recorded in Inst. No. 2000-38859 and Second Amendment recorded in Inst. No. 2000-38860.
9. Restrictions appearing of record in Inst. No. 20040413000191810; Inst. No. 20030213000091860; Inst. No. 20030327000184510; Inst. No. 20030327000184530; Inst. No. 20030327000184540; Inst. No. 20030527000327720; Inst. No. 20040623000340720; Inst. No. 20040623000340730 and Inst. No. 20041015000569110 in Probate Office.

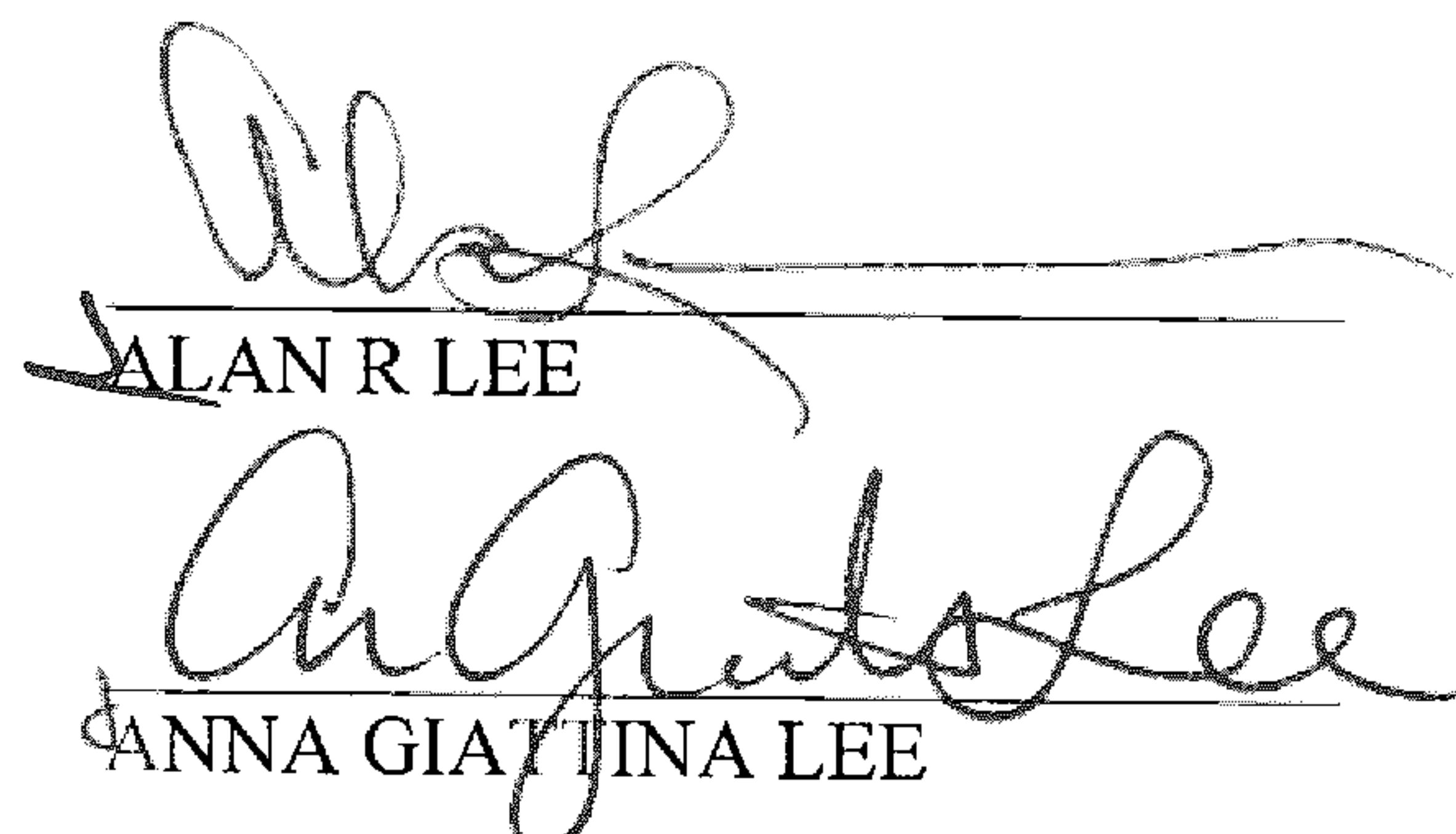
ANNA GIATTINA LEE IS ONE AND THE SAME PERSON AS ANNA LEE GIATTINA.

\$480,000.00 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 30th day of December, 2021.

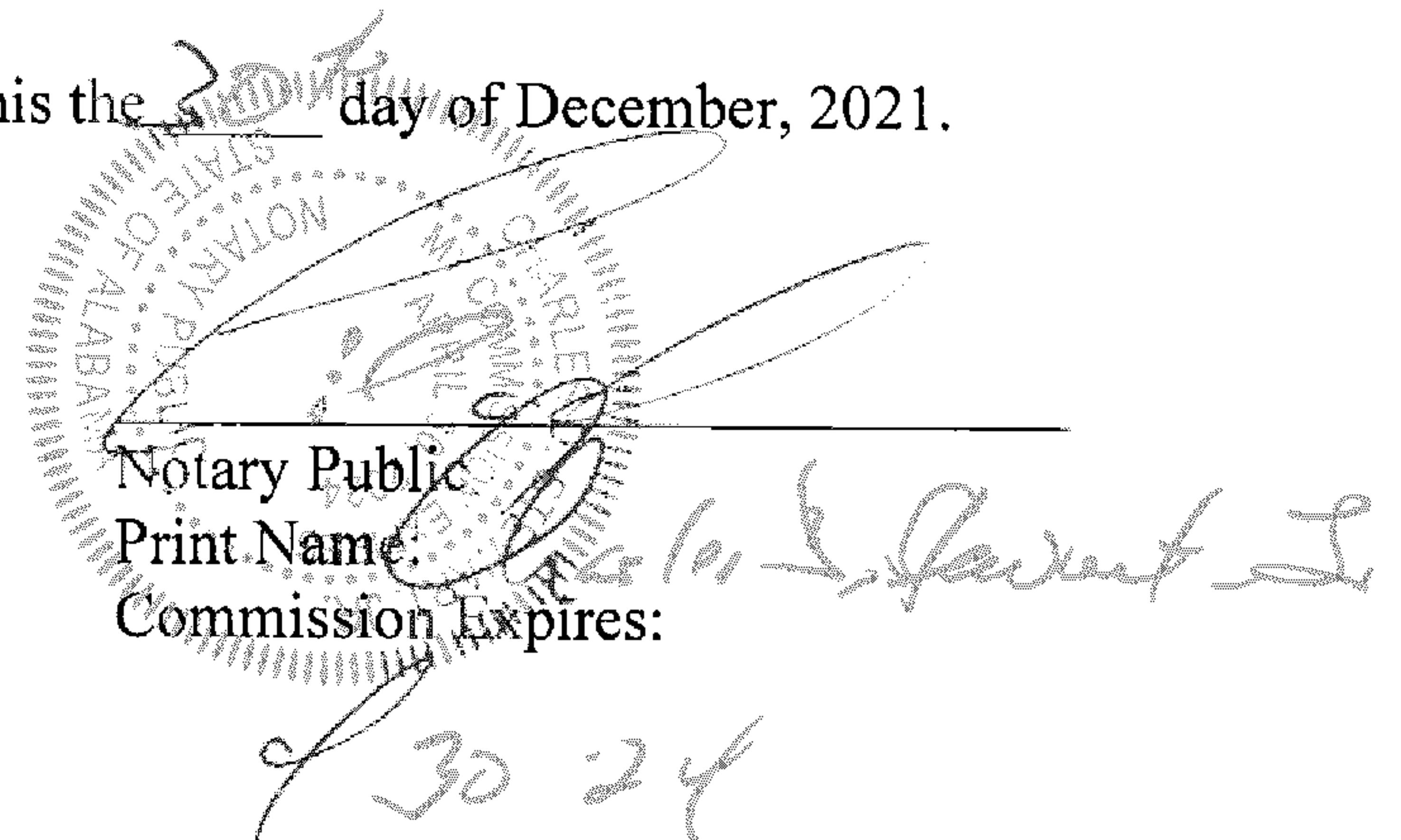


ALAN R LEE
ANNA GIATTINA LEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALAN R LEE and ANNA GIATTINA LEE 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 30th day of December, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 10:53:30 AM
\$145.00 CHARITY
20220104000001620

Allen S. Baylor