

20220128000039400
01/28/2022 08:04:18 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Thomas Alfred Thurmond and
Melanie Rae Thurmond
304 Kinross Cove
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100658

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Five Hundred Fifty One Thousand Seventy and 00/100 Dollars (\$551,070.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **DAL Properties, LLC, an Alabama limited liability company**, whose address is 3112 Hwy. 109, Wilsonville, AL 35186 (hereinafter "Grantor", whether one or more), by **Thomas Alfred Thurmond and Melanie Rae Thurmond** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 304 Kinross Cove, Pelham, AL 35124**, to-wit:

Lot 2432, Kinross Cove at Ballantrae, Phase II, in Map Book 54 Page 79 as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

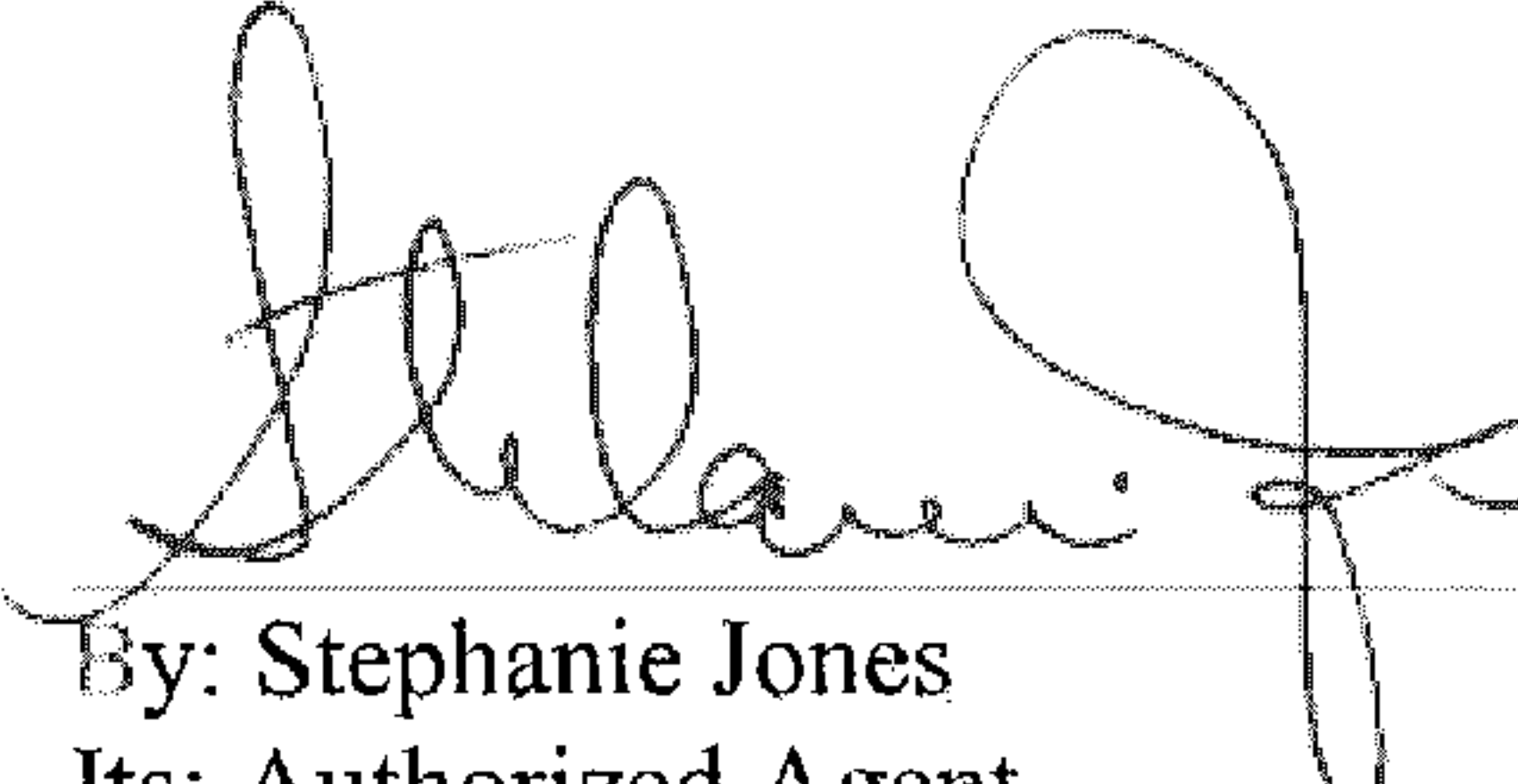
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$401,070.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, DAL Properties, LLC, by Stephanie Jones, as Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 27th day of January, 2022.

DAL Properties, LLC

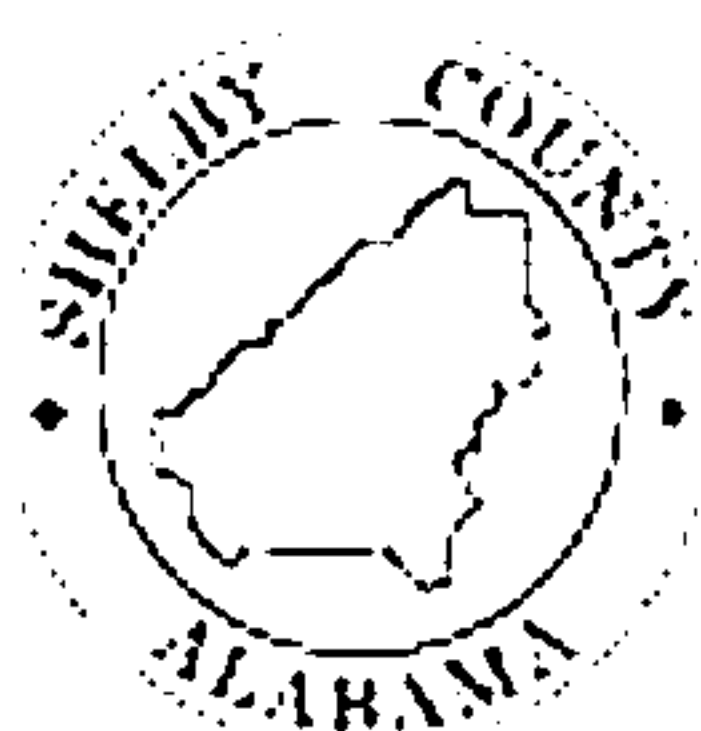
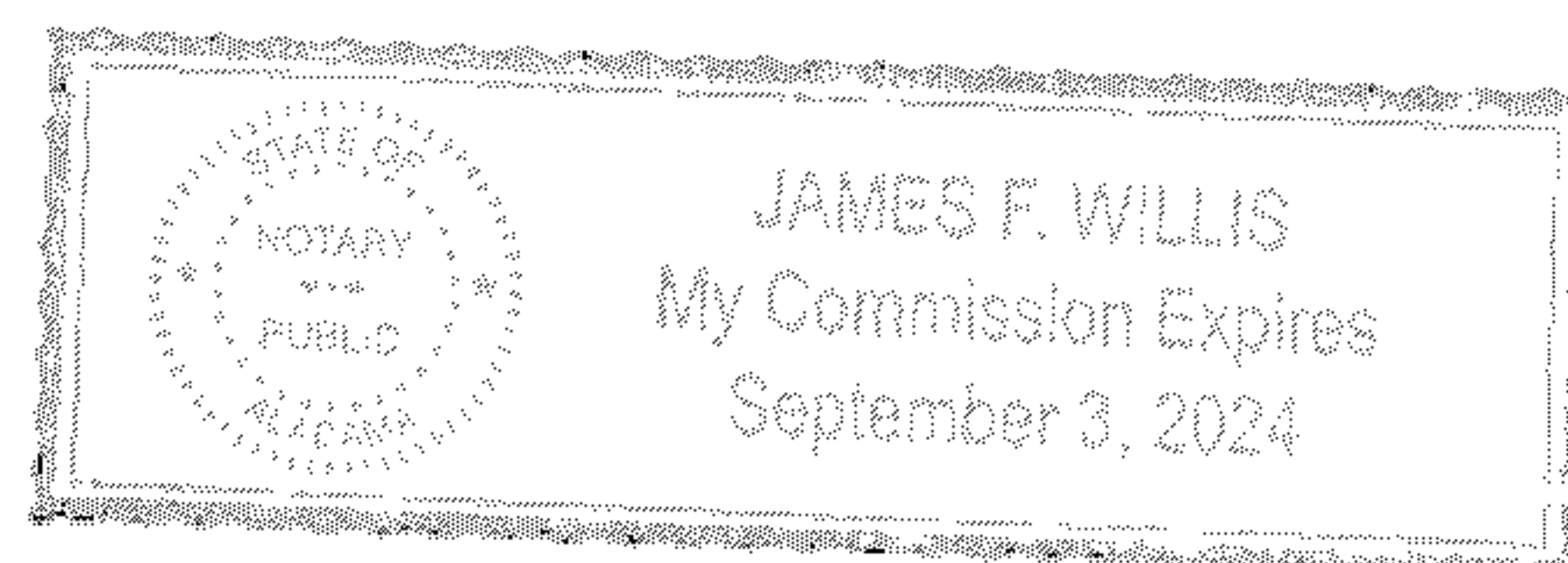

By: Stephanie Jones
Its: Authorized Agent

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, as Authorized Agent of DAL Properties, LLC, a/an Alabama limited liability company 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 conveyance he/she/they, in his/her/their capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 27th day of January, 2022.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/28/2022 08:04:18 AM
\$175.00 CHERRY
20220128000039400

Allen S. Bayl