

20220201000044760
02/01/2022 09:48:37 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Paul M. Ryan
476 Hillandell Dr
Birmingham, AL 35244

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEN2200003

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Nine Hundred Twenty Five Thousand and 00/100 Dollars (\$925,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Adam J. McLaurin & Katherine A. McLaurin, husband and wife**, whose address is 3124 BLUE LAKE DRIVE, VESTALIA AL 35243, and **Donna A. McLaurin & Charles Steven McLaurin, wife and husband**, whose mailing address is 3124 BLUE LAKE DR, VESTALIA AL 35243, (hereinafter "Grantor", whether one or more), by **Paul M. Ryan**, whose address is 205 Timber Ridge Cir, Alabaster, AL 35007, (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 **Paul M. Ryan, an unmarried man**, the following described real estate situated in Shelby County, Alabama, the address of which is **476 Hillandell Drive, Hoover, AL 35244**, to-wit:

Lot 2, Block 2, according to the Survey of Havenwood Park, Second Sector, as recorded in Map Book 10, page 47 A & B, 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 \$647,200.00 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 Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of January 2022.


Adam J. McLaurin


Katherine A. McLaurin

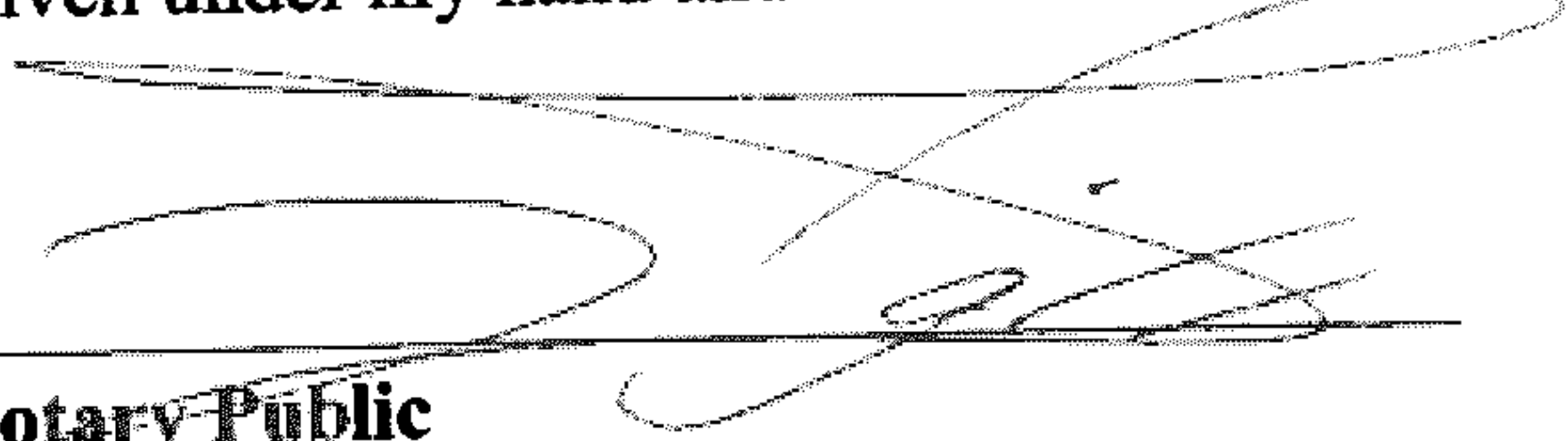

Donna A. McLaurin

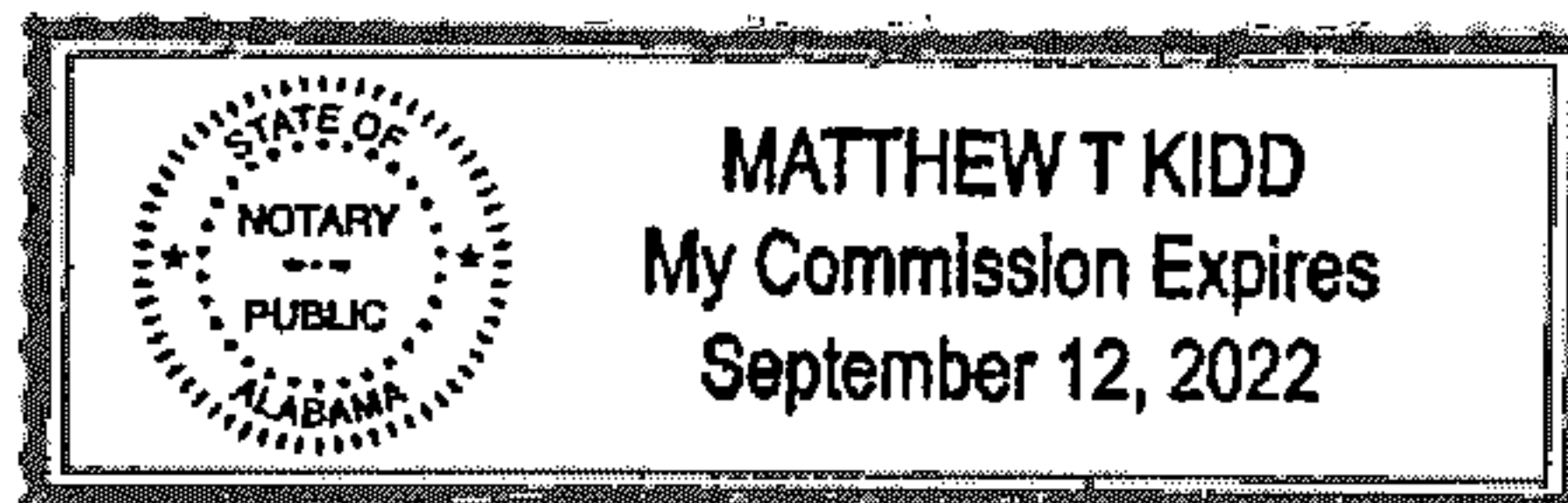

Charles Steven McLaurin

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Adam J. McLaurin, Katherine A. McLaurin, Donna A. McLaurin and Charles Steven McLaurin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31st day of January 2022.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2022 09:48:37 AM
\$305.00 JOANN
20220201000044760

Allen S. Bayl