

20220201000044810
02/01/2022 10:00:47 AM
DEEDS 1/2

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

Send Tax Notice To:
Cahaba Home Designs, LLC
5151 Flint Court
Trussville, AL 35173

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifteen Thousand Dollars and No Cents (\$415,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Melanie C. Lee, an unmarried woman, whose mailing address is: 3672 Haleycon Trace Trussville, AL 35173, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Cahaba Home Designs, LLC, whose mailing address is: 5151 Flint Court, Trussville, AL 35173, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit: 109 Pemberton Place Pelham AL 35124
Lot 165, according to the Survey of Weatherly, Second Sector, Phase II, as recorded in Map Book 14, page 73 A, B, & C, in the Probate Office of Shelby County, Alabama.

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


\$465,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Melanie C. Lee is the surviving grantee of that Certain Warranty Deed dated March 6, 1992 and recorded in Book 395 page 692 on March 18, 1992 in the Probate Office of Shelby County, Alabama. The other grantee, James A. Lee, is deceased, having died on or about October 9, 2019.

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.

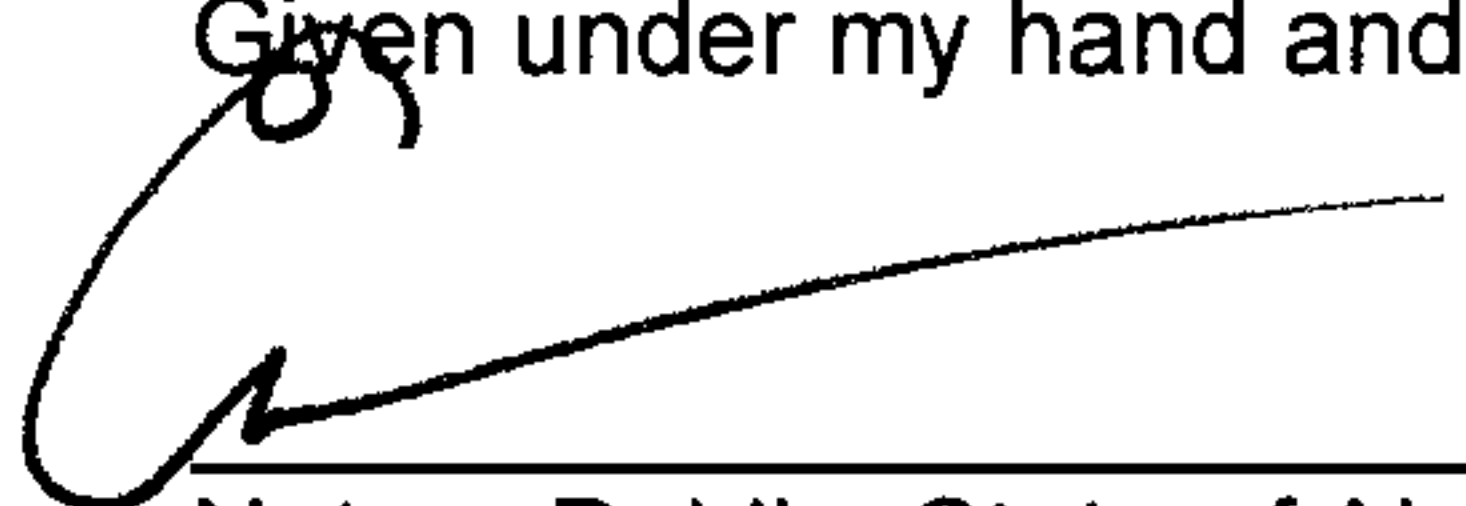
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 31st day of January, 2022.


Melanie C. Lee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Melanie C. Lee, an unmarried woman 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 31st day of January, 2022.



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
02/01/2022 10:00:47 AM
\$26.00 CHERRY
20220201000044810

