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DEEDS 1/2

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

Send Tax Notice To:
Reagan Kaiser
407 Cambrian Ridge Drive
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Austin LaForet and Brandi LaForet, husband and wife, whose address is 2614 Royal Circle, Pelham, AL 35124 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Reagan Kaiser whose address is 407 Cambrian Ridge Drive, Pelham, AL 35124 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

407 Cambrian Ridge Drive, Pelham, AL 35124

Lot 48, according to the Map and Survey of Cambrian Ridge as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

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

\$194,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

*Austin LaForet is one in the same person as Austin Morgan Ehrhart

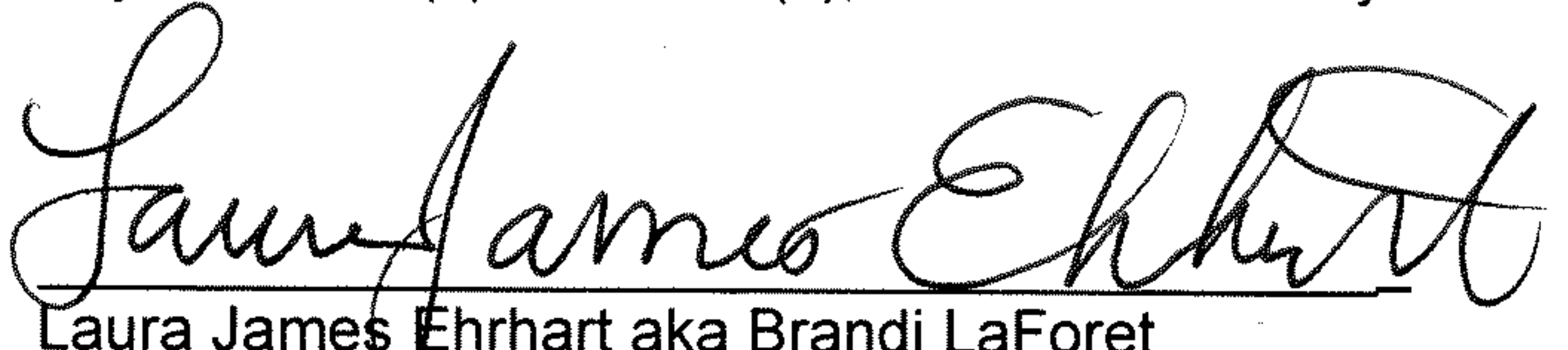
*Brandi LaForet is one in the same person as Laura James Ehrhart

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 28th day of February, 2022.

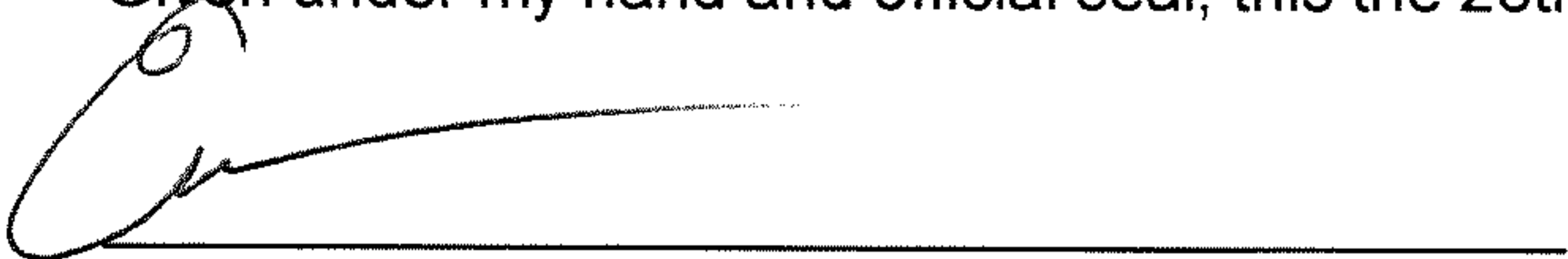

Austin Morgan
Ehrhart aka
Austin LaForet


Laura James Ehrhart aka Brandi LaForet

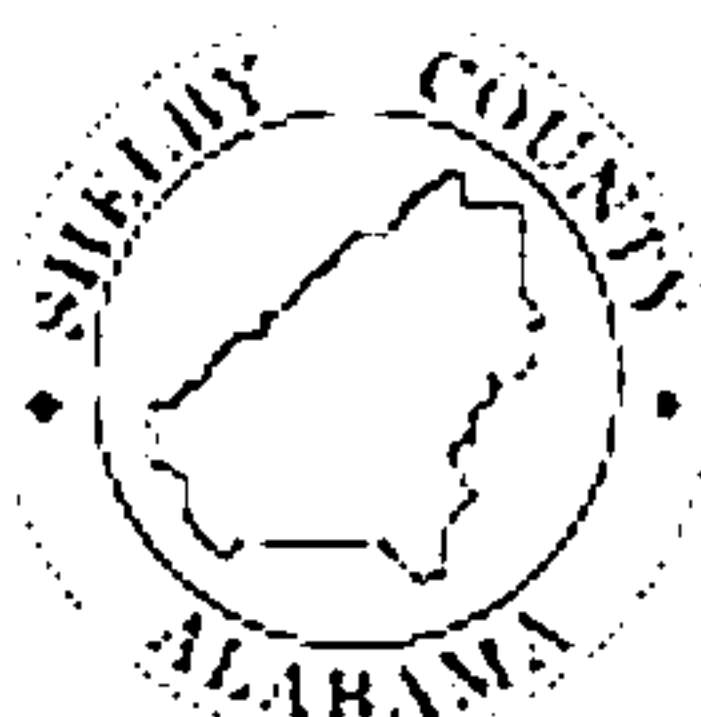
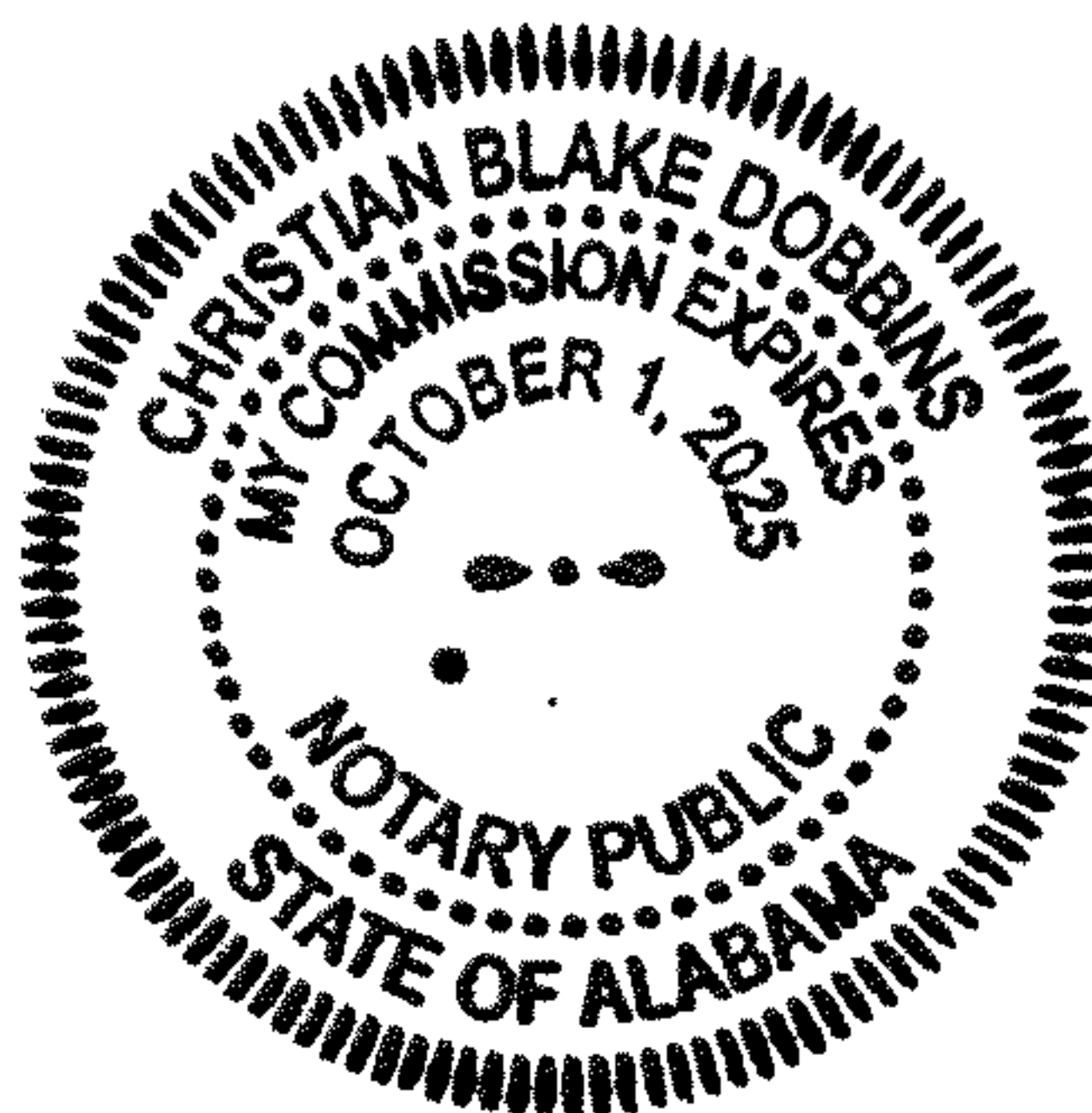
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Austin Morgan Ehrhart aka Austin LaForet and Laura James Ehrhart aka Brandi Laforet 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 28th day of February, 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
03/01/2022 03:32:21 PM
\$42.50 JOANN
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