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03/04/2022 12:01:26 PM
DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Olaniyi A. Akinsanya
101 Hampton Cove
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Fifty Thousand Dollars and No Cents (\$650,000.00)**, the **amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Cynthia Copeland and Letarvius Copeland, both unmarried persons whose mailing address is:

P.O. Box 361573 Birmingham, AL 35236-1573

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Olaniyi A. Akinsanya, whose mailing address is: 101 Hampton Cove, Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 101 Hampton Cove, Pelham, AL 35124** to-wit:

Lot 23-A, according to the Survey of Resurvey of Lots 23 and 25 of High Hampton Sector 3, as recorded in Map Book 23, Page 26, in the Probate Office of Shelby County, Alabama.

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

\$520,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 2 day of March, 2022.


Cynthia Copeland


Letarvius Copeland

State of Alabama

County of Tellusson

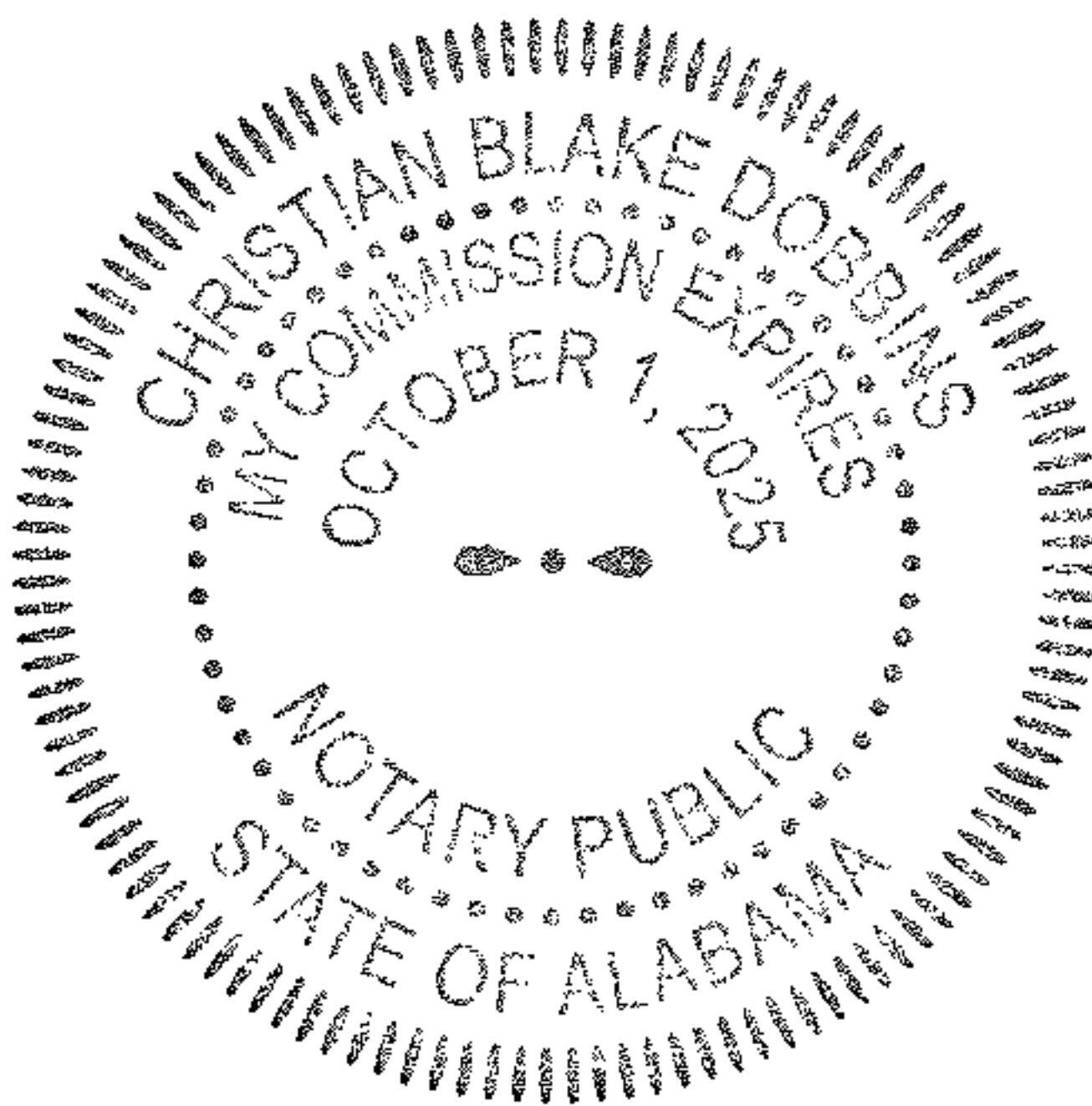
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cynthia Copeland and Letarvius Copeland, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2022.


Notary Public, State of _____

Printed Name of Notary _____

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 12:01:26 PM
\$155.00 CHARITY
20220304000091250

