



20220309000097850 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/09/2022 08:41:59 AM FILED/CERT

**SEND TAX NOTICE TO:**

Joseph P. Sides  
273 Kinross Circle  
Pelham, AL 35124

This instrument prepared by:

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

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FOUR HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$449,900.00)**, 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 **Joseph P. Sides** (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 the following described real estate situated in Shelby County, Alabama, the address of which is **273 Kinross Circle, Pelham, AL 35124**, to-wit:

**Lot 2456, according to the map and survey of Kinross Highlands at Ballantrae, Phase II, as recorded in Map Book 54, Page 79, in the Probate Office of Jefferson County, Alabama.**

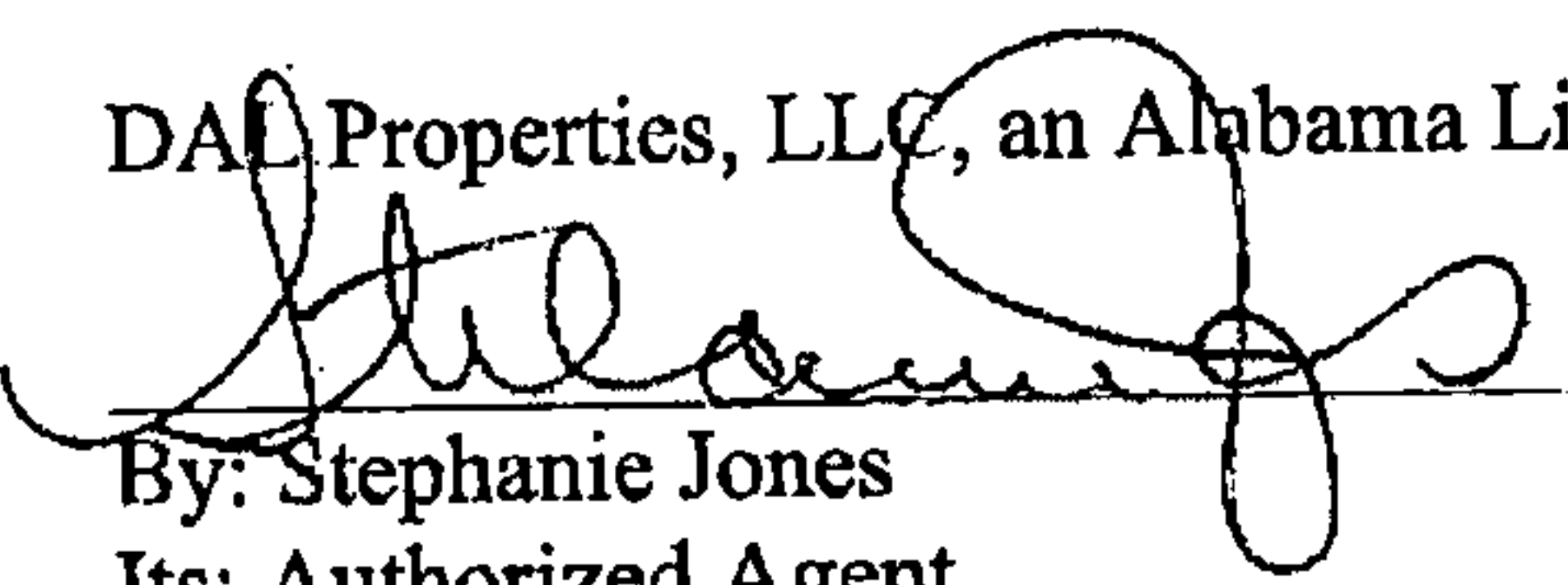
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$449,900.00 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, an Alabama Limited Liability Company, by Stephanie Jones as its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 8th day of March, 2022.

DAL Properties, LLC, an Alabama Limited Liability Company

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, whose name as Authorized Agent of DAL Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 8<sup>th</sup> day of March, 2022.

  
Notary Public

My Commission Expires: \_\_\_\_\_

BRITTANY BALL  
Notary Public, Alabama State At Large  
My Commission Expires Dec. 28, 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/09/2022 08:41:59 AM



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File No.: BLD-22-317

