

20220426000170100
04/26/2022 09:49:41 AM
DEEDS 1/2

Commitment Number: AL2201800

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Send To:

Novare National Settlement Service
3180 Curlew Rd, Suite 108
Oldsmar, FL 34677
Attn: Recording Desk

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22 7 35 2 010 002.000

SPECIAL/LIMITED WARRANTY DEED

James F. Robbins joined by spouse **Linda D. Robbins**, hereinafter grantors, of **683 Waterford Lane, Calera, AL 35040**, for \$160,000.00 (One Hundred Sixty Thousand Dollars and Zero Cents) in consideration paid, grant with covenants of limited warranty to **New Day Properties LLC, an Alabama limited liability company**, hereinafter grantee, whose tax mailing address is **111 Stratford Circle, Pelham, AL 35124**, the following real property:

LOT 510 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 1 AS RECORDED IN MAP BOOK 34, PAGE 73 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address is: 683 Waterford Lane, Calera, AL 35040

Prior instrument reference: **20110107000007930**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 22, 2022:

James F. Robbins
James F. Robbins

Linda D. Robbins
Linda D. Robbins

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **James F. Robbins** and **Linda D. Robbins**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 22nd day of April, 2022

Kiril Arrow

Notary Public

My commission expires 8/9/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2022 09:49:41 AM
\$185.00 JOANN
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Allie S. Bayl