

SEND TAX NOTICE TO:

Michael L. Lorino and Michelle M. Lorino
1016 Riverchase Cove
Hoover, AL 35244

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 **THREE HUNDRED NINETY THOUSAND AND 00/100 (\$390,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Margarita Adams, an unmarried woman**, whose address is 2171 Parkway Lake Drive, Room 2023, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Michael L. Lorino and Michelle M. Lorino**, whose address is 1016 Riverchase Cove, Hoover, AL 35244 (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 **Michael L. Lorino and Michelle M. Lorino, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1016 Riverchase Cove, Hoover, AL 35244 to-wit:**

Lot 5, according to the Survey of Riverchase Cove, as recorded in Map Book 20 Page 109, in the Probate Office of Shelby County, Alabama.

Margarita Adams is the surviving grantee of that certain deed recorded in Instrument# 20060712000334620 with the Judge of Probate Shelby County, Alabama; the other grantee Roy E. Adams having died on or about the 20th day of May 2021.

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 \$0.00 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 Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 2nd day of May, 2022.

*Margarita Adams as attorney in fact
by Mathew P Adams*

Margarita Adams by Mathew Nelson Adams, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Mathew Nelson Adams whose name as attorney in fact for Margarita Adams, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Margarita Adams, on the day the same bears date.

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

[Handwritten signature of Matthew T. Kidd]

Notary Public: *Matthew T. Kidd*
My Commission Expires: *9-12-2022*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2022 08:06:49 AM
\$415.00 JOANN
20220504000181630

Allie S. Bayl