

Send tax notice to:
LANA CAJILIG
4119 FOREST LAKES ROAD
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022266T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ALLISON M BASSETT , A SINGLE INDIVIDIAL** whose mailing address is: 654 Johnny's Cove Leeds, AL 35094 (hereinafter referred to as "Grantors") by **LANA CAJILIG** whose property address is: **4119 FOREST LAKES ROAD, STERRETT, AL, 35147** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 602, according to the Survey of Forest Lakes, 11th Sector, as recorded in Map Book 32, page 137, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Forest Lakes, 11th Sector, as recorded in Map Book 32, page 137, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 53 at Page 262 and Book 331, Page 262.
4. Easements to Alabama Power Company recorded in Book 139, page 127 and Book 236, page 829.
5. Rights of Others for Ingress and Egress purposes in and to the use of Easement located on insured premises as recorded in Instrument #1993-03955; Instrument #1993-03957; Instrument #1993-03959; Instrument #1993-03960; Instrument #1993-03961; Instrument #1993-03964; Instrument #1993-03965 and Instrument #1993-03956.
6. Title to that portion of insured premises within the Right of Way of New Highway No. 280.

\$155,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

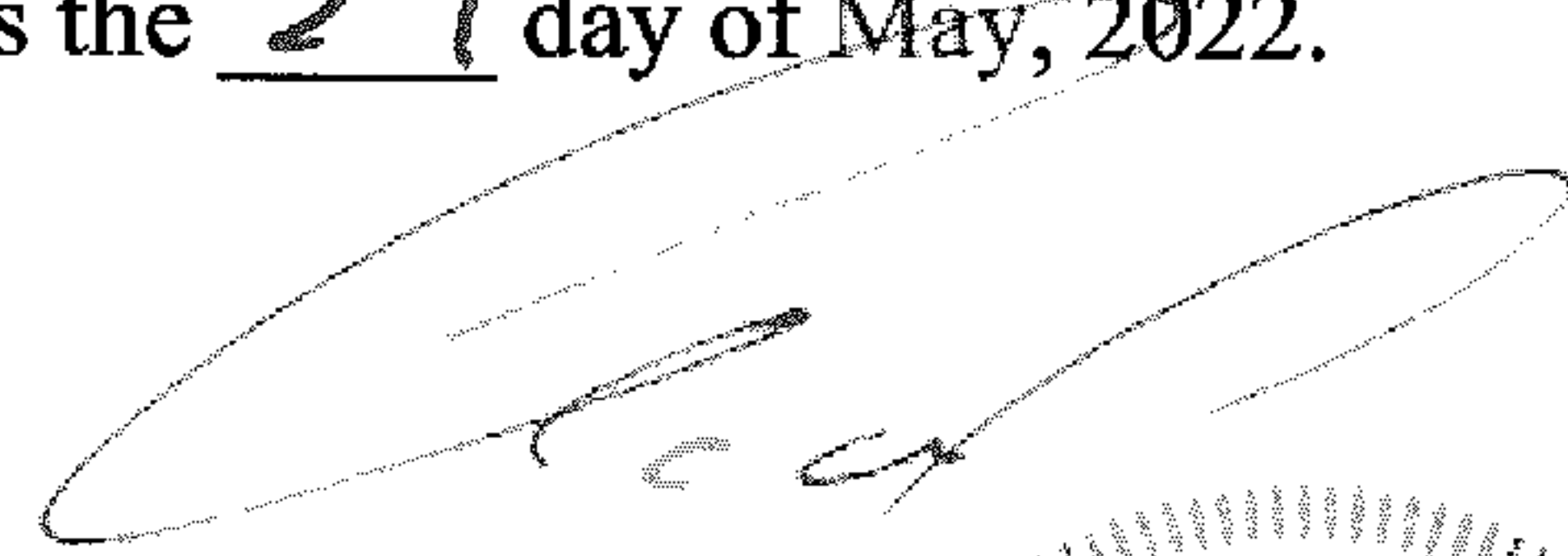
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27 day of May, 2022.

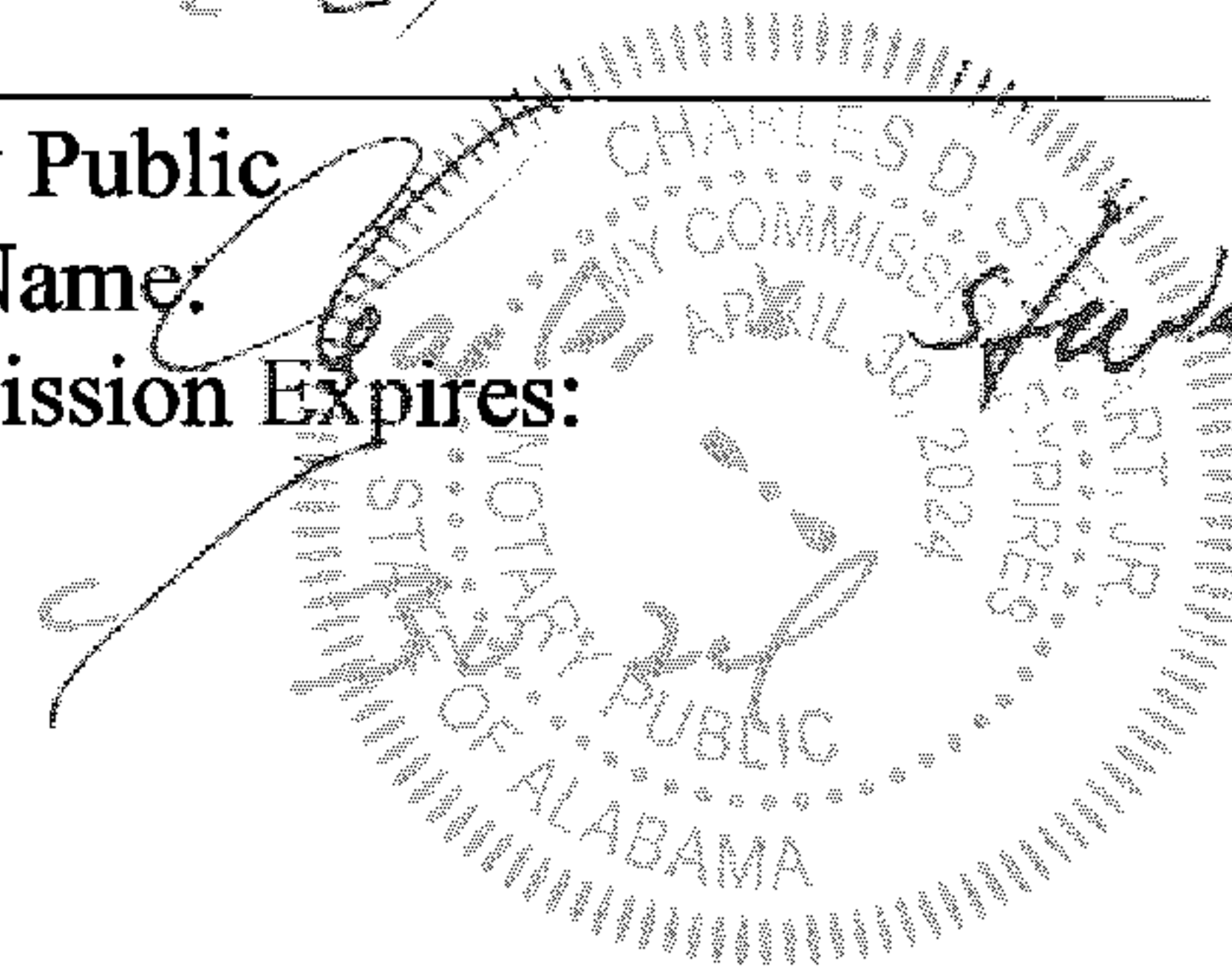

ALLISON M BASSETT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALLISON M BASSETT whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of May, 2022.


Notary Public
Print Name.
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2022 08:30:09 AM
\$100.00 JOANN
20220602000221200

