

SEND TAX NOTICE TO:

Jennifer Bourg Roberts
121 Waterford Lake Drive
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, AL 35243
SMT-22-1108

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED FIFTY SIX THOUSAND AND 00/100 (\$156,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bohemian Property LLC**, whose address is 2084 Valleydale Road, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Jennifer Bourg Roberts**, whose address is 121 Waterford Lake Drive, Calera, AL 35040, (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 **Jennifer Bourg Roberts**, the following described real estate situated in Shelby County, Alabama, the address of which is 121 Waterford Lake Drive, Calera, AL 35040, to-wit:

Lot 840, according to the Survey of Waterford Townhomes Sector 1 Phase 1, as recorded in Map Book 31, Page 137, in the Probate Office of SHELBY 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 \$122,400.00 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, Bohemian Property LLC, by Misty M. Glass, as its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 6th day of June, 2022.

Bohemian Property LLC

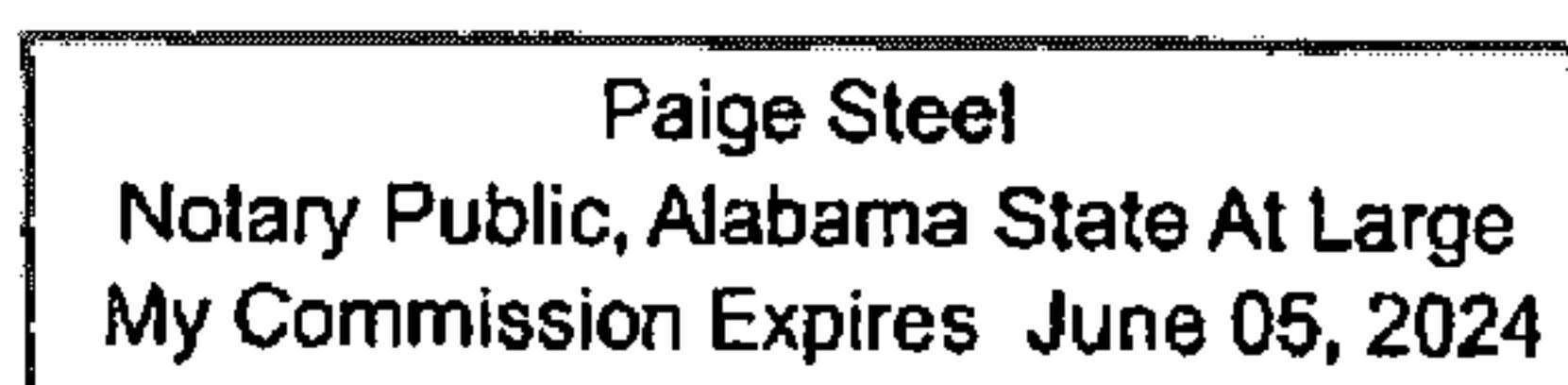
By: 
Misty M. Glass, Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Misty M. Glass, Manager of Bohemian Property LLC whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 2022.


Notary Public
My Commission Expires: 06/05/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2022 09:29:09 AM
\$59.00 CHERRY
20220608000229310

