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06/21/2022 02:55:13 PM

DEEDS 1/3

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

**SEND TAX NOTICE TO:**

Kash Buyer, LLC

1678 Montgomery Highway

Birmingham, AL 35216

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FIVE THOUSAND AND 00/100 (\$5,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Clay C. Dickinson and Judy Young Dickinson, husband and wife**, whose address is 743 Tara Drive, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Kash Buyer, LLC**, whose address is 1678 Montgomery Highway, Birmingham, AL 35216, (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 **Kash Buyer, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 221 Oaklyn Hills Drive, Chelsea, AL 35043 to-wit:**

**Lot 128, according to the final plat of Oaklyn Hills, Phase 2, as recorded in Map Book 30, Page 17, in the Probate Office of Shelby County, Alabama; being situated in 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.

**TO HAVE AND TO HOLD**, unto the said Grantee, and successors 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 successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13<sup>th</sup> day of June, 2022.

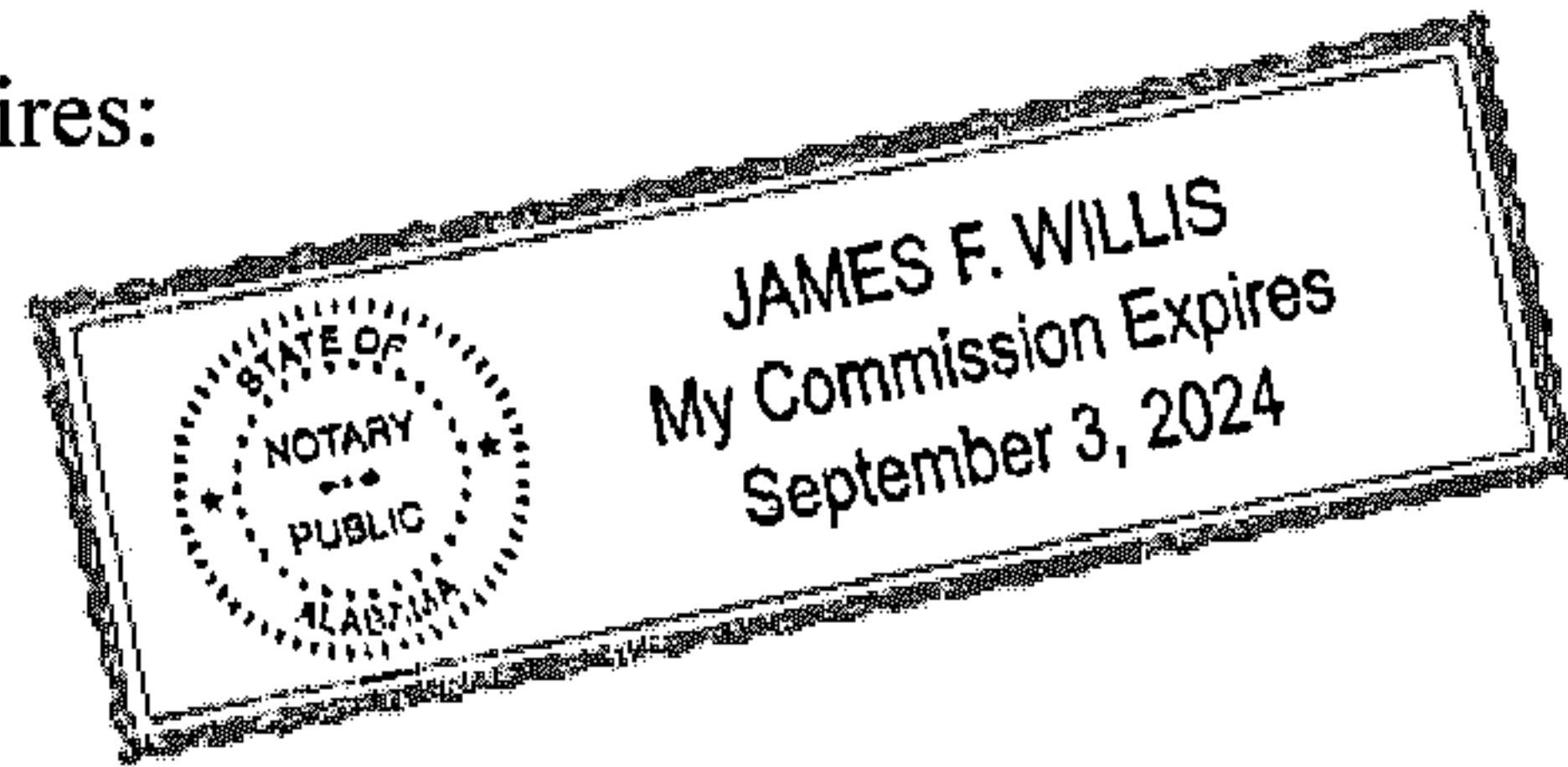
Clay C. Dickinson  
Clay C. Dickinson

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Clay C. Dickinson 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 13<sup>th</sup> day of June, 2022.

[Signature]  
Notary Public  
My Commission Expires:



IN WITNESS WHEREOF, Grantor has set their signature and seal on this \_\_\_\_\_ day of June, 2022.

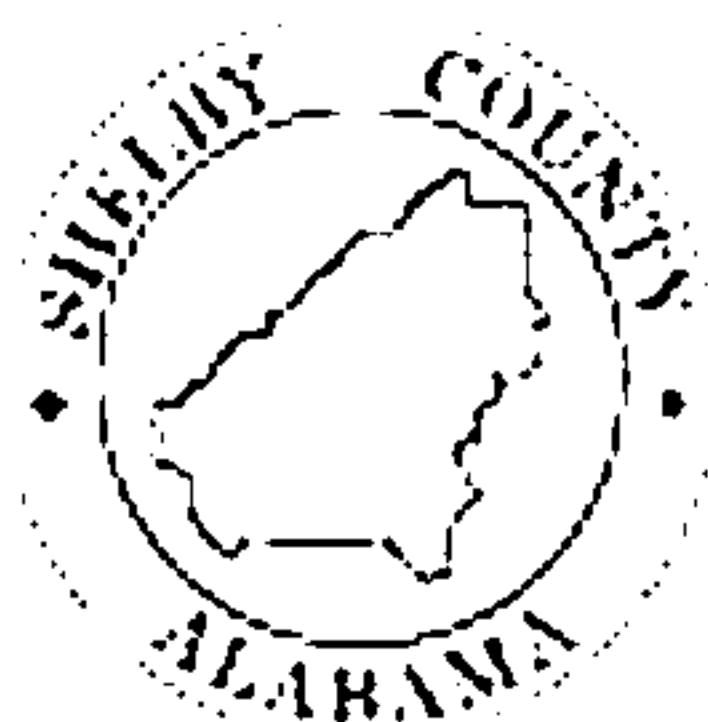
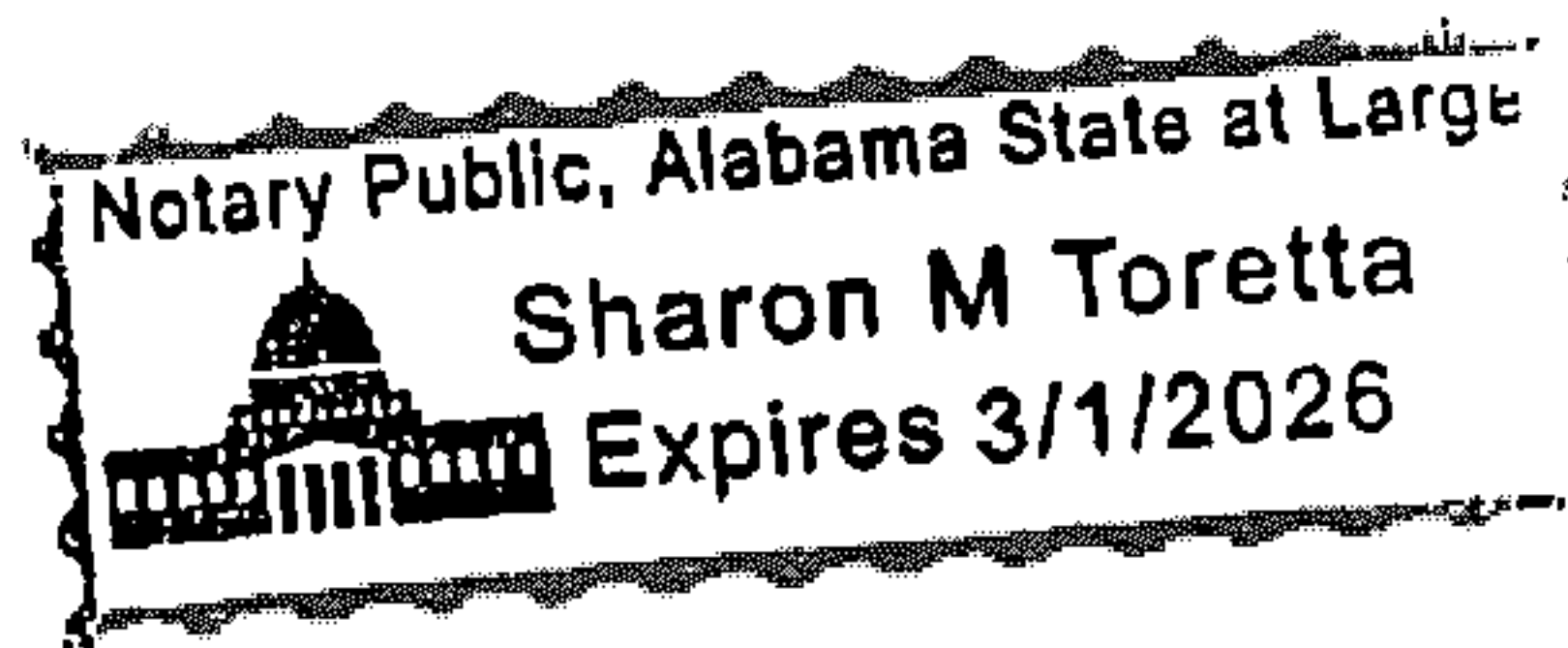
Judy Young Dickinson  
Judy Young Dickinson

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Judy Young Dickinson 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 13<sup>th</sup> day of June, 2022.

Sharon M Toretta  
Notary Public  
My Commission Expires: 3/1/26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$33.00 JOANN  
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Allie S. Bayl