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07/21/2022 01:17:13 PM
DEEDS 1/3

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Michelle Garland Segrest
3023 Village Ridge Drive
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **Tyler Glenn Corson, an unmarried man**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto, **Michelle Garland Segrest** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 774, Waterford Village Sector 5, Phase 4, according to the Plat thereof, recorded in Map Book 40, Pages 8 and 9, of the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$220,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of July, 2022.


Tyler Glenn Corson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

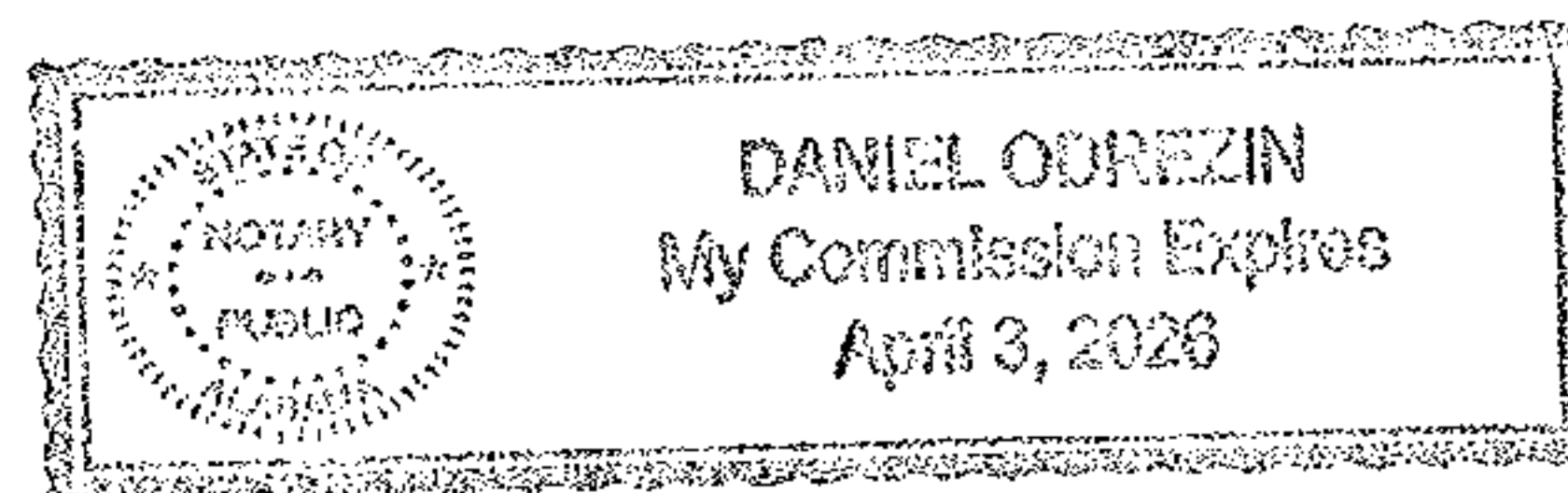
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tyler Glenn Corson, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, 2022.



Notary Public

My Commission Expires:



Allen S. Bayal