

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

Send tax notice to:
Emma Manus
209 The Heights Dr
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$194,900.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Jeremy Michael Dismukes and Taylor Rabideau Dismukes, a married couple**, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Emma Manus** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Final Plat of Town Side Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$191,369.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$10,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Kristin Taylor Dismukes, Kristin Taylor Rabideau and Taylor Rabideau Dismukes are one and the same person.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of September, 2022.


Jeremy Michael Dismukes


Taylor Rabideau Dismukes

STATE OF VIRGINIA)

VIRGINIA BEACH COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeremy Michael Dismukes and Taylor Rabideau Dismukes** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of September, 2022.


Notary Public

My Commission Expires: 03/31/2025



