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09/22/2022 02:12:51 PM  
DEEDS 1/3

Send Tax Notice to:

Courtney Zajic

141 Hayesbury Lane  
Pelham AL  
35124

This Instrument Prepared By:

**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-22-3377**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Nicolas D. Thomas, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

412 Walker Way, Pelham, AL 35124

by **Courtney Zajic (herein referred to as "Grantee")**, whose mailing address is

141 Hayesbury Ln., Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **141 Hayesbury Ln., Pelham, AL 35124**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

**\$204,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

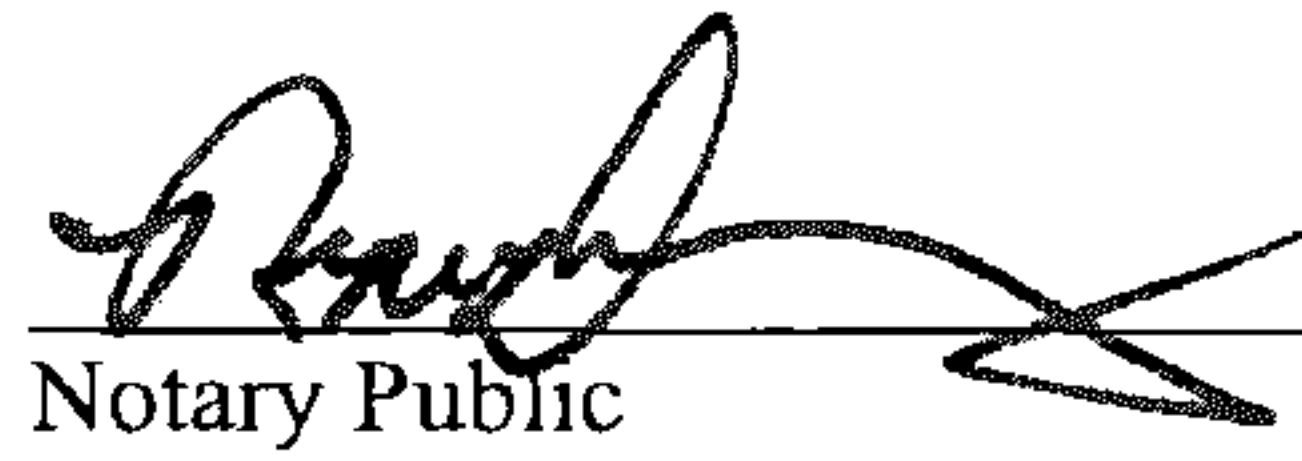
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 20 day of September, 2022

  
\_\_\_\_\_  
Nicolas D. Thomas

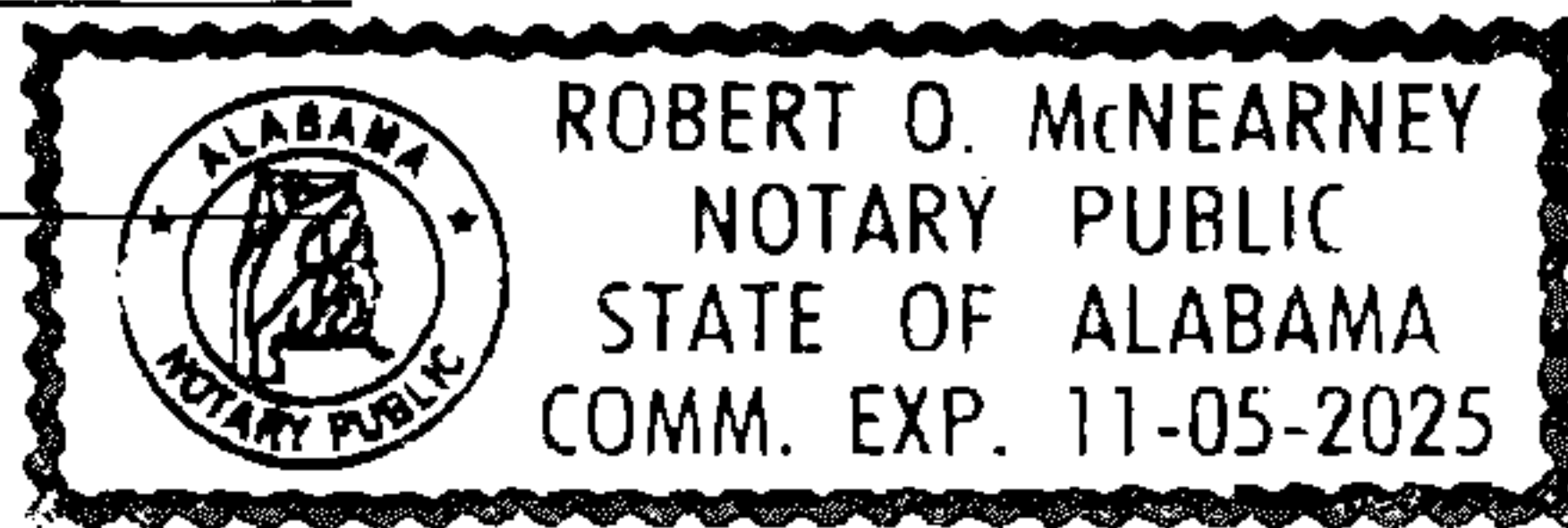
State of Alabama  
County of Jefferson

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

Given under my hand and official seal this 20 day of September, 2022.

  
\_\_\_\_\_  
Notary Public

Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 21, according to the Survey of Final Plat of Hayesbury Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/22/2022 02:12:51 PM**  
**\$44.00 BRITTANI**  
**20220922000366210**

*Allie S. Bayl*