

20220929000373750
09/29/2022 02:28:27 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Philip Mazur and Amanda Mazur
400 Indian Trail Road
Indian Springs, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **EIGHT HUNDRED THIRTY THOUSAND AND 00/100 (\$830,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher Bladon, an unmarried man, and Sarah Bladon, an unmarried woman**, whose address is 9460 Crestlake Ct. Gainesville, GA 30506 (hereinafter "Grantor", whether one or more), by **Philip Mazur and Amanda Mazur**, whose address is 400 Indian Trail Road Indian Springs AL. 35124 (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 **Philip Mazur and Amanda Mazur, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **400 Indian Trail Rd, Indian Springs, AL 35124** to-wit:

Lot 8, Block 6, according to the Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, 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 \$622,500.00 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 Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of September, 2022.



Christopher Bladon



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2022 02:28:27 PM
\$855.00 JOANN
20220929000373750

Alexis S. Bayl



Sarah Bladon by Christopher Bladon, her Attorney-In-Fact

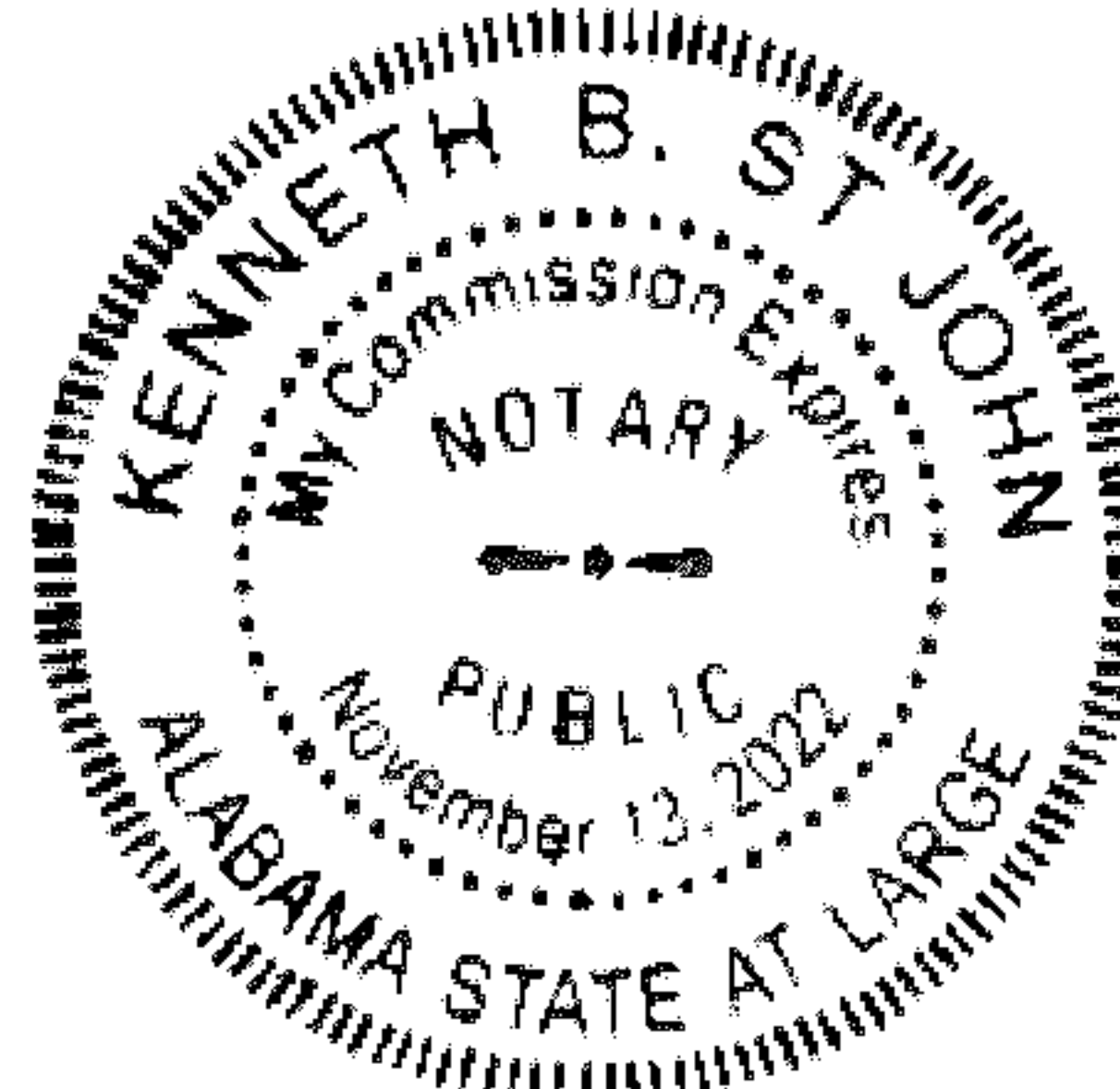
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher Bladon 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2022.



Notary Public : *Kenneth B. St. John*
My Commission Expires: *11/13/2022*



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify, Christopher Bladon, whose name as attorney in fact for Sarah Bladon, 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, in his capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Sarah Bladon, on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2022.



Notary Public : *Kenneth B. St. John*
My Commission Expires: *11/13/2022*

