

WARRANTY DEED

20220930000374130
09/30/2022 08:35:37 AM
DEEDS 1/2

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Dawn C. Cwynar
Robert A. Richey
Carol S. Richey
5462 Dover Cliff Cir
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Jeffrey Allen-Kantrowitz and spouse, Bruce Allen-Kantrowitz
(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Dawn C. Cwynar, Robert A. Richey and Carol S. Richey
(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 28, according to the Survey of Meadow Brook 12th Sector, as recorded in Map Book 9, page 27, in the Probate Office of Shelby County, Alabama.

\$284,750.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 28th day of September 28, 2022

Jeffrey Allen-Kantrowitz
Jeffrey Allen-Kantrowitz

Bruce Allen-Kantrowitz
Bruce Allen-Kantrowitz

STATE OF TEXAS)
COUNTY OF BELL)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Jeffrey Allen-Kantrowitz and Bruce Allen-Kantrowitz** 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.

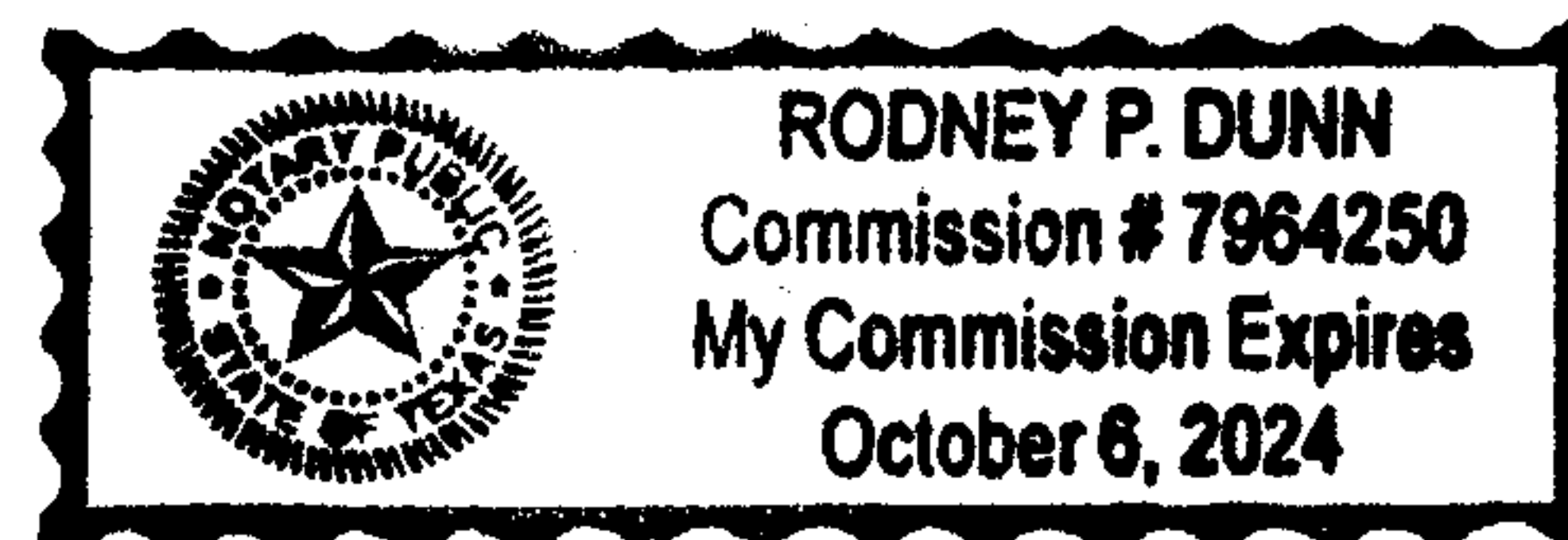
Given under my hand and seal this September 28th, 2022.

My Commission Expires: 10/06/2024

Rodney P. Dunn
Notary Public

Grantor's Address: 1504 SANDSTONE LOOP
TEMPLE, TX 76502-

Property Address: 5462 Dover Cliff Cir Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2022 08:35:37 AM
\$76.50 JOANN
20220930000374130

Allen S. Bayl