

20221007000383010
10/07/2022 10:16:10 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Bennie Smallwood
200 Greenfield Lane
Alabaster, AL 35007

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 **TWO HUNDRED SIXTY THREE THOUSAND AND 00/100 (\$263,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cedrick J. Riley and Donjaleque Riley fka Donjaleque Jackson, husband and wife**, whose address is PO Box 834, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Bennie Smallwood**, whose address is 200 Greenfield Lane Alabaster AL 35007 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 200 Greenfield Ln, Alabaster, AL 35007 to-wit:**

**Lot 84 according to the Survey of Greenfield, Sector 4 and 6 as recorded in Map Book 17,
Page 131, Shelby County, Alabama records.**

Donjaleque Riley is one and the same person as Donjaleque Jackson, grantee in that certain deed recorded in Instrument #20180530000188100 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 \$80,000.00 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.



Filed and Recorded
Official Public Records 20221007000383010 10/07/2022 10:16:10 AM DEEDS 2/2
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2022 10:16:10 AM
\$209.00 BRITTANI
20221007000383010

Allie S. Boyd

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of October, 2022.

*Cedrick S. Riley by Donjaleque Riley,
his Attorney-In-Fact*

Cedrick J. Riley by Donjaleque Riley, his Attorney-In-Fact

Donjaleque Riley fka Donjaleque Jackson

STATE OF ALABAMA
COUNTY OF SHELBY

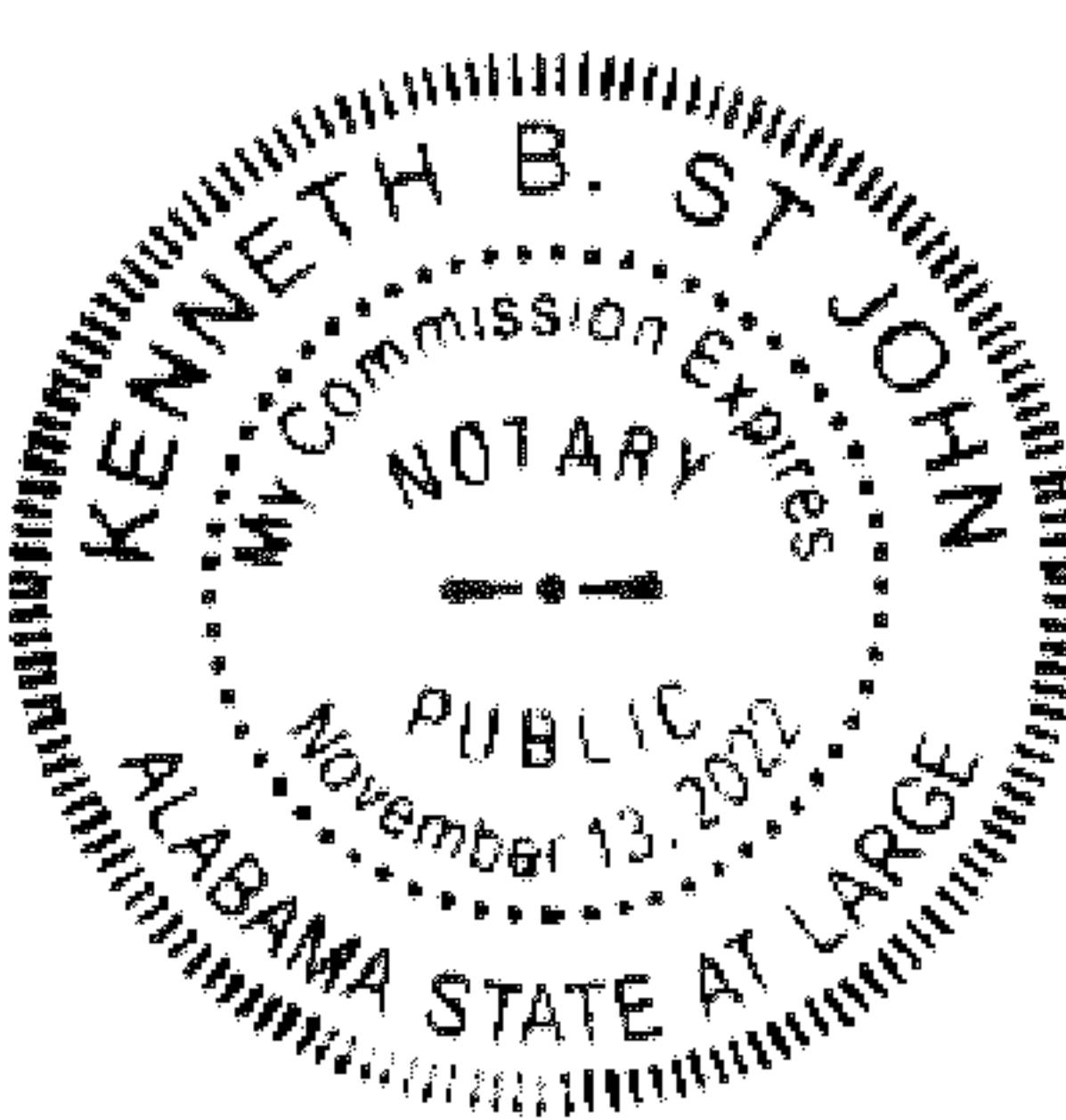
I, the undersigned Notary Public in and for said County and State, hereby certify that Donjaleque Riley whose name as attorney in fact for Cedrick J. Riley, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2022.

[Signature]

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 that Donjaleque Riley fka Donjaleque Jackson 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2022.

[Signature]

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

