

20221019000394530
10/19/2022 08:52:35 AM
DEEDS 1/2

WARRANTY DEED

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

Send Tax Notice To:
1611 RIDGE RD LLC
3601 Cumberland Trace
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Forty-One Thousand and 00/100 Dollars (\$341,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Margaret Ann Perry, unmarried

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

1611 RIDGE RD LLC,
An Alabama limited liability company

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 4, Block 1, according to the Plat of Applecross, a subdivision of Inverness, as recorded in Map Book 6, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

ALL of the consideration has been paid from a purchase money mortgage.

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

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 13 day of OCTOBER, 2022

MARGARET ANN PERRY

By: Stephen Michael Perry
Stephen Michael Perry, Attorney in Fact

STATE OF NC
COUNTY OF Mecklenburg)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Stephen Michael Perry**, as **Attorney in Fact** for **Margaret Ann Perry** 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, **Stephen Michael Perry** executed the same voluntarily, and acting within the scope and power of said power of attorney, in his/her capacity as Attorney in Fact for **Margaret Ann Perry** on the day the same bears date.

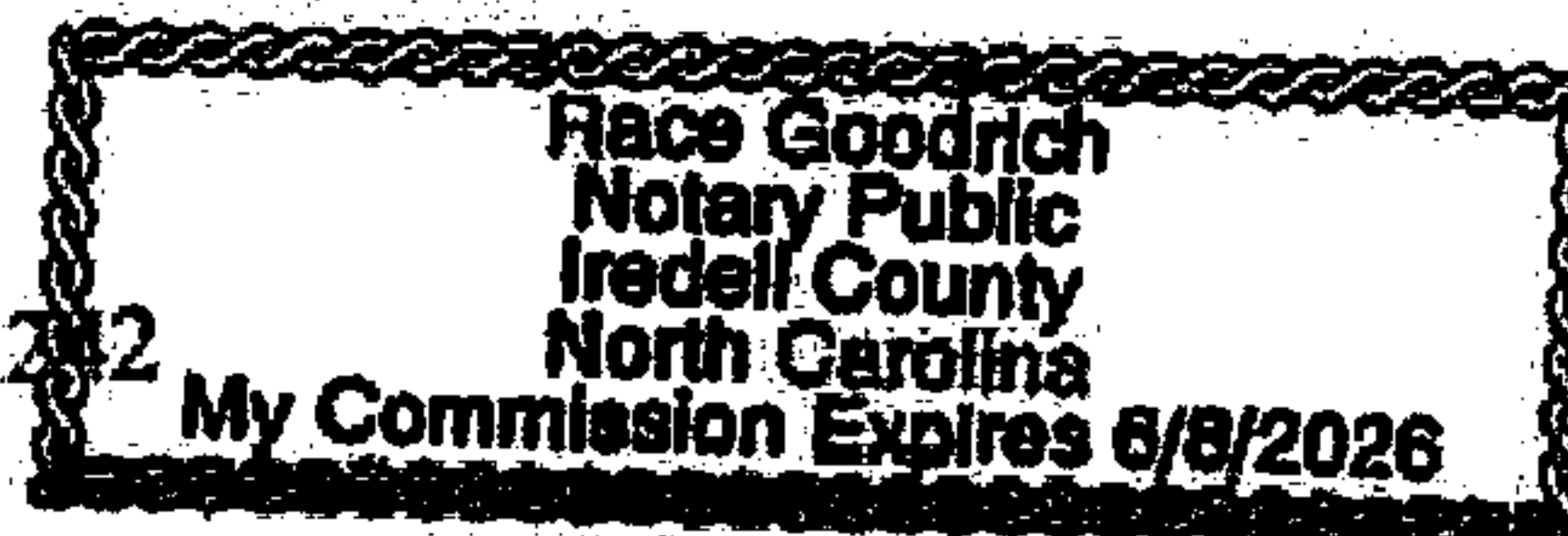
Given under my hand and seal this October 13, 2022.

My Commission Expires: 06/08/2026

[Signature]
Notary Public

Grantor's Address: 15506 Aberfeld Rd.
Huntersville, NC 28078

Property Address: 3400 Autumn Haze Lane Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$26.00 JOANN
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Allen S. Bayl