

Send Tax Notice to:
Multy Service LLC
2525 Comanche Drive
Birmingham, AL 35244

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-4541**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIXTEEN THOUSAND NINE HUNDRED AND 00/100 (\$16,900.00) 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

Werner Beiersdoerfer, Trustee of Sanctuary Trust for Shelby County (herein referred to as "Grantor," whether one or more), whose mailing address is

P.O. Box 115, Saginaw, AL 35137

by **Multy Service LLC (herein referred to as "Grantee")**, whose mailing address is

2525 Comanche Drive, Birmingham, AL 35244

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 **220 Oxford Road, Montevallo, AL 35115,**

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.

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 17th day of October, 2022.


Sanctuary Trust for Shelby County

By: 
Werner Beiersdoerfer, Trustee

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Werner Beiersdoerfer, Trustee of Sanctuary Trust for Shelby County**, 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 with full authority on the day the same bears date for said Trust.

Given under my hand and official seal this 17th day of October, 2022.


Notary Public
Cassy L. Dailey
Printed Name – Cassy L. Dailey
My Commission Expires: 5-2-26

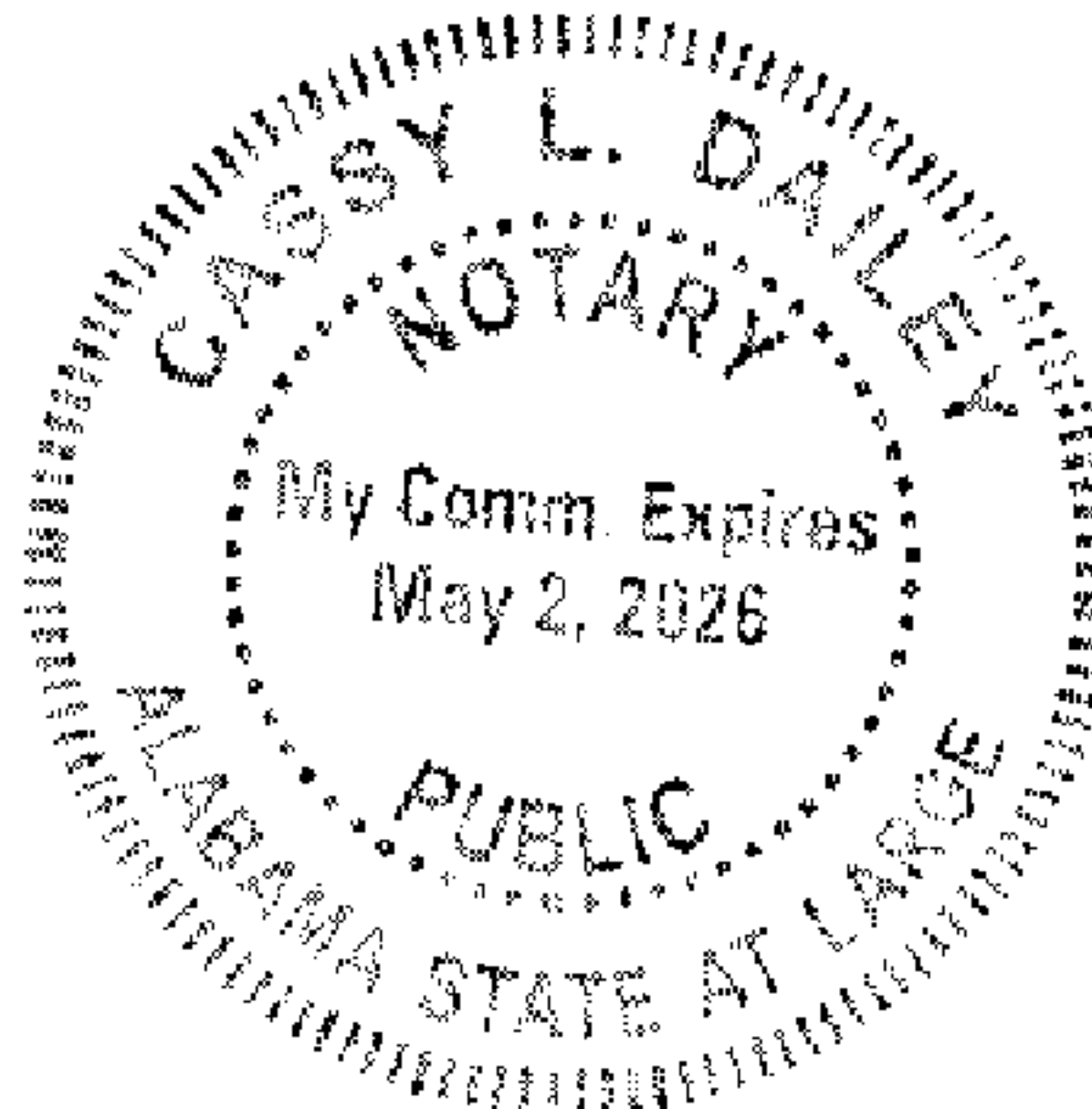


Exhibit "A"
Property Description

Lot 22, according to the Survey of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, 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
10/26/2022 09:15:49 AM
\$45.00 BRITTANI
20221026000401860

Allen S. Bayl