

20221201000438400
12/01/2022 12:36:16 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Sebastien Dauby and Jennifer Dauby
4020 Park Crossings Drive
Chelsea, AL 35043

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 **FOUR HUNDRED FOURTEEN THOUSAND NINE HUNDRED NINETY AND 00/100 (\$414,990.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Latonia Enos-Sylla, an unmarried person**, whose address is 14008 Aberdeens Folly Court, Bowie, MD 20720, (hereinafter "Grantor", whether one or more), by **Sebastien Dauby and Jennifer Dauby**, whose address is 4020 Park Crossings Drive, Chelsea, AL 35043, (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 **Sebastien Dauby, and Jennifer Dauby, a married person, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **4020 Park Crossings Drive, Chelsea, AL 35043 to-wit:**

Lot 1451, according to the Survey of Chelsea Park, 14th Sector, Park Crossings, as recorded in Map Book 47, Page 96 A&B, 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 \$378,719.00 executed and recorded simultaneously herewith.

Sebastien Dauby is one and the saem person as Sebastian Dauby.

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 30th day of November, 2022.

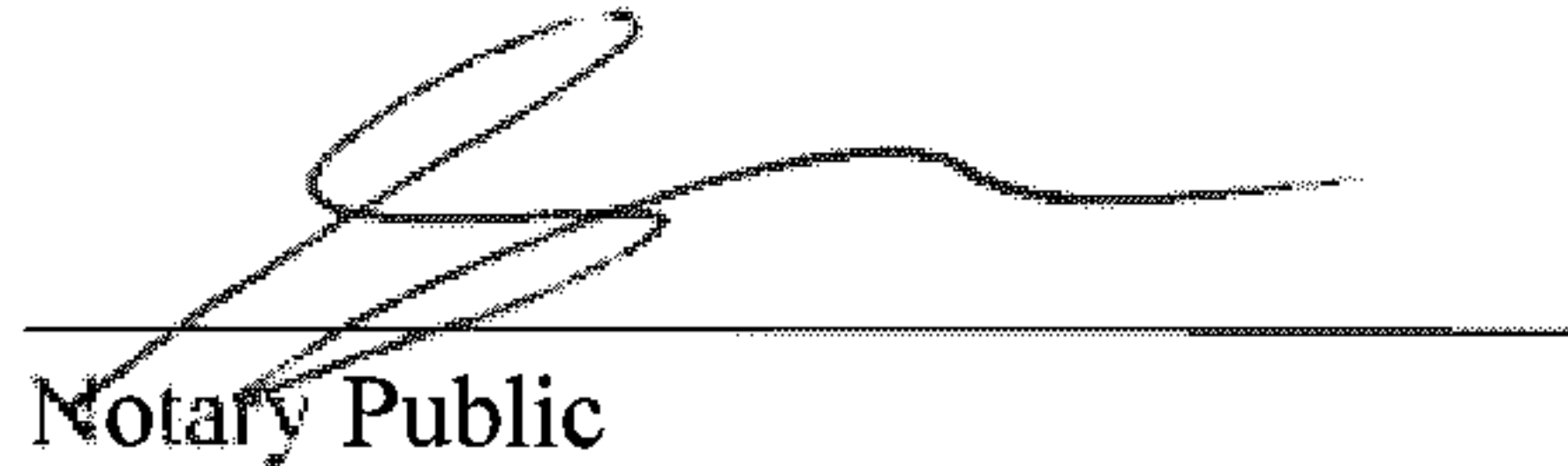


Latonia Enos-Sylla

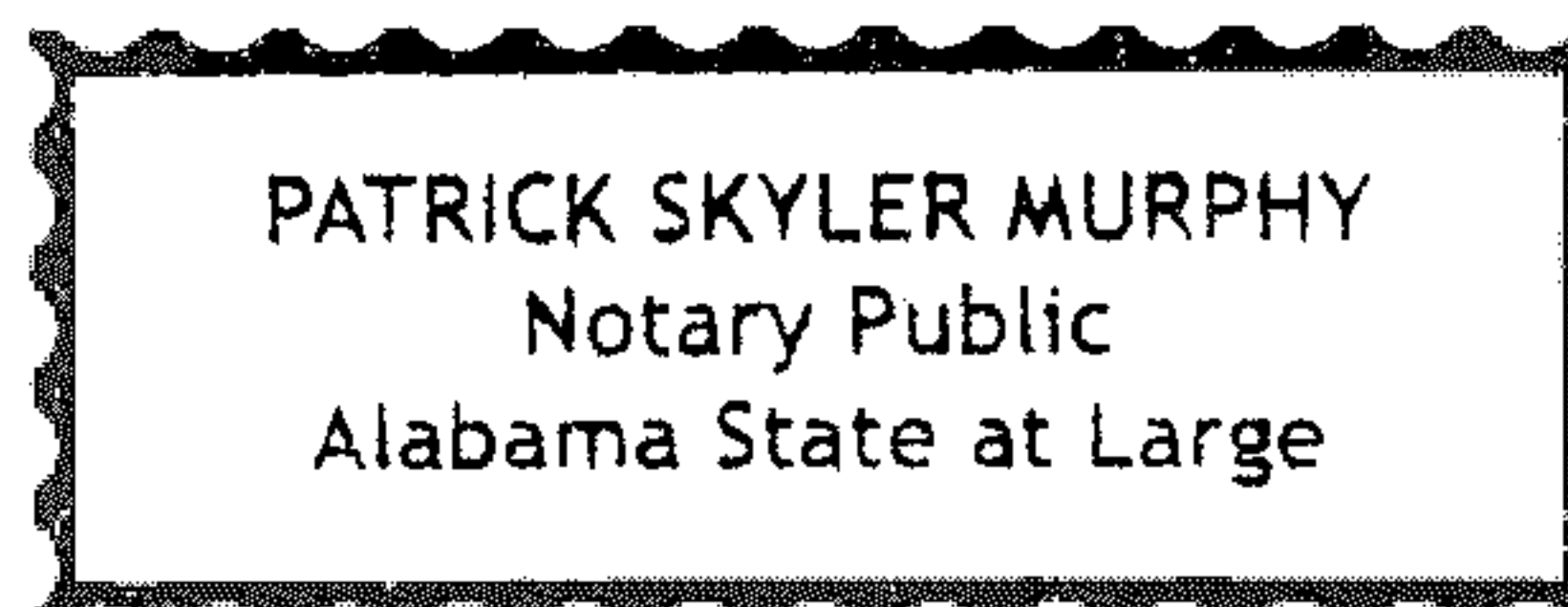
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Latonia Enos-Sylla whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2022.


Notary Public

My Commission Expires: *03-15-26*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2022 12:36:16 PM
\$61.50 BRITTANI
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