

SEND TAX NOTICE TO:

Harold Ray Kemp
PO BOX 360777
Birmingham, AL 35236

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 **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$175,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shubert Property, LLC, an Alabama Limited Liability Company**, whose address is: 100 Keeneland Green, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Harold Ray Kemp**, whose address is: 7345 Morris Ln, McCalla, AL 35111 (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 **Harold Ray Kemp**, the following described real estate situated in Shelby County, Alabama, **the address of which is 8685 Helena Road, Pelham, AL 35124 to-wit:**

Lot 3, according to the Survey of Valley Dale Estates, as recorded in Map Book 4, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Shubert Property, LLC is one and the same as Shubert Property, L.L.C., grantee in that certain deed dated 11/12/2018 and recorded 11/15/2018 in Instrument No. 20181115000403310 in the Probate Office of Shelby County, Alabama.

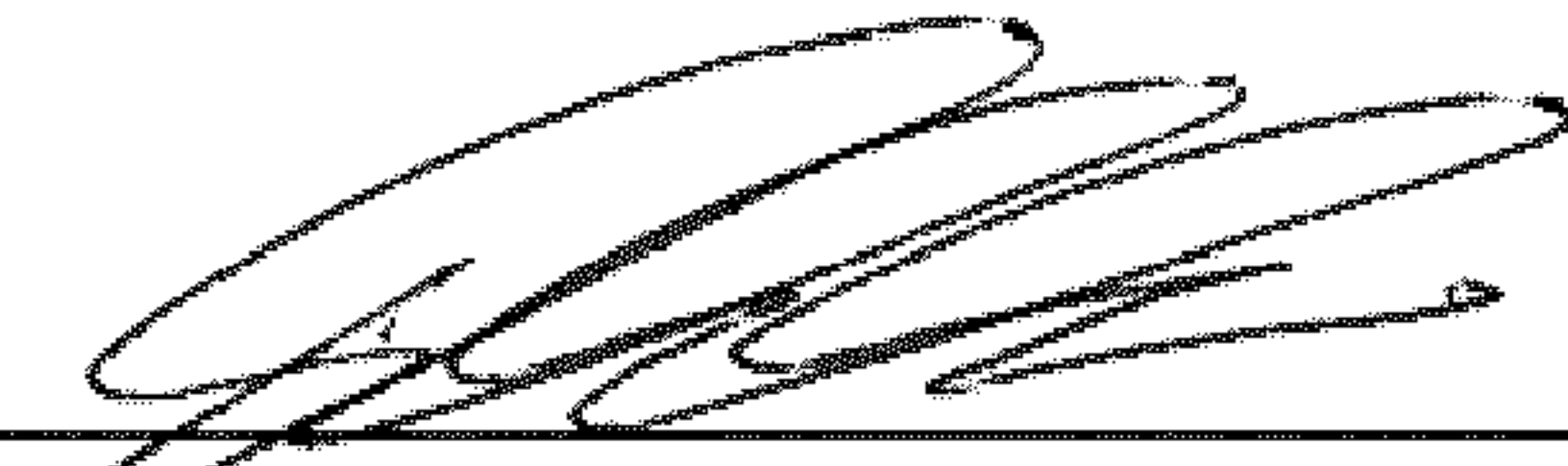
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$148,750.00 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.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of December, 2022.

Shubert Property, LLC, an Alabama Limited Liability Company

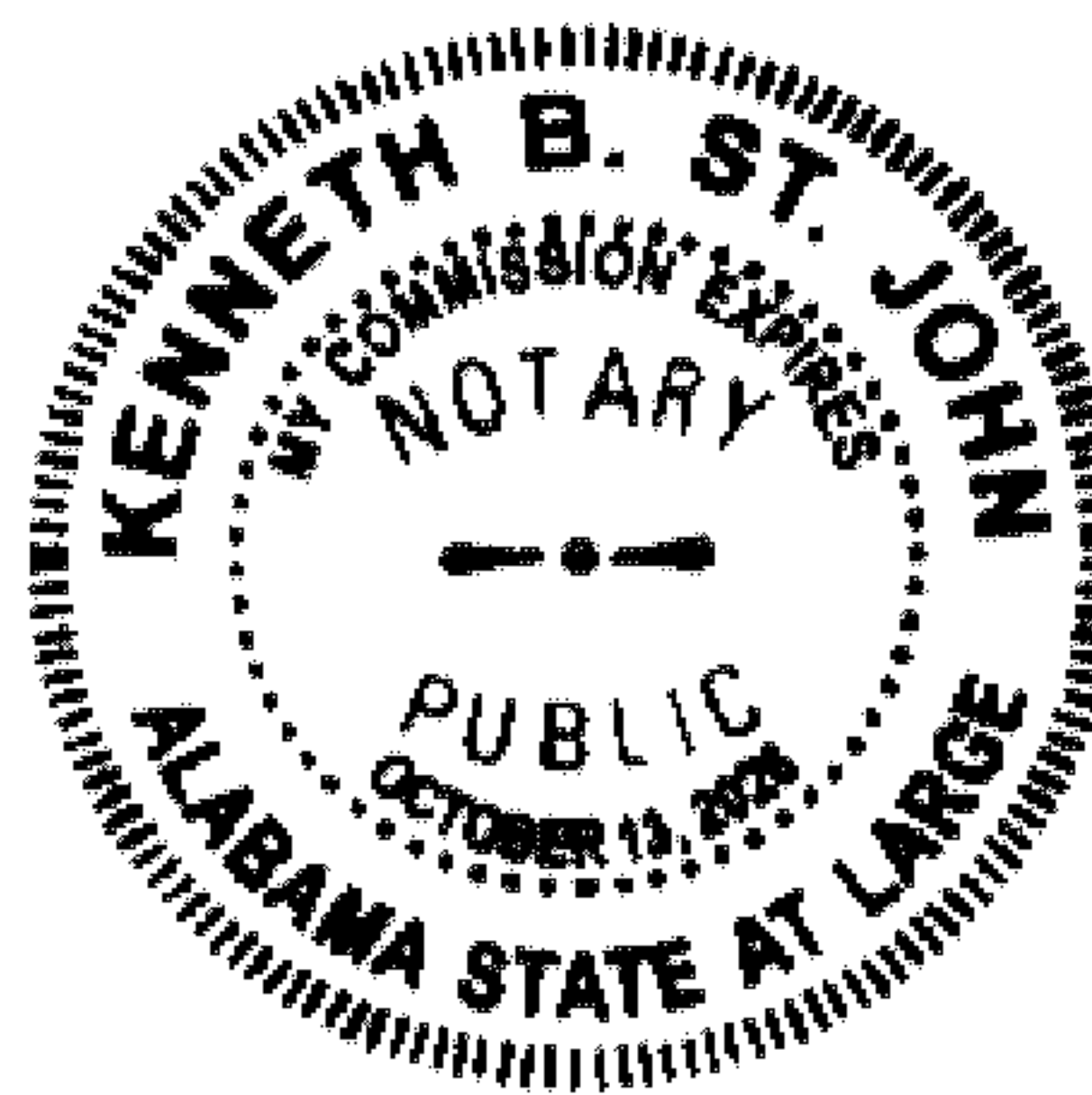
By: 
Daniel R. Shubert, Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Daniel R. Shubert, whose name as Managing Member of Shubert Property, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, on the day the same bears date.

Given under my hand and seal this 1st day of December, 2022.


Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2022 10:36:27 AM
\$51.50 JOANN
20221202000439440

