

20221202000439990
12/02/2022 11:19:13 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Leslie Tomlin
629 Meadow Ridge Drive
Birmingham, AL 35242

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 **THREE HUNDRED NINE THOUSAND AND 00/100 (\$309,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Elena Krendelshchikova f/k/a Elena Krendelchtchikova, a married woman**, whose address is 5200 Briarwood Ave, Apt 12205, Midland, TX 79707, (hereinafter "Grantor", whether one or more), by **Leslie Tomlin**, whose address is 629 Meadow Ridge Drive, Birmingham, AL 35242, (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 **Leslie Tomlin**, the following described real estate situated in Shelby County, Alabama, **the address of which is 629 Meadow Ridge Drive, Birmingham, AL 35242 to-wit:**

Lot 21, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110, 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 \$293,550.00 executed and recorded simultaneously herewith.

The subject property does not constitute the homestead of the grantor nor their spouse.

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 28 day of November, 2022

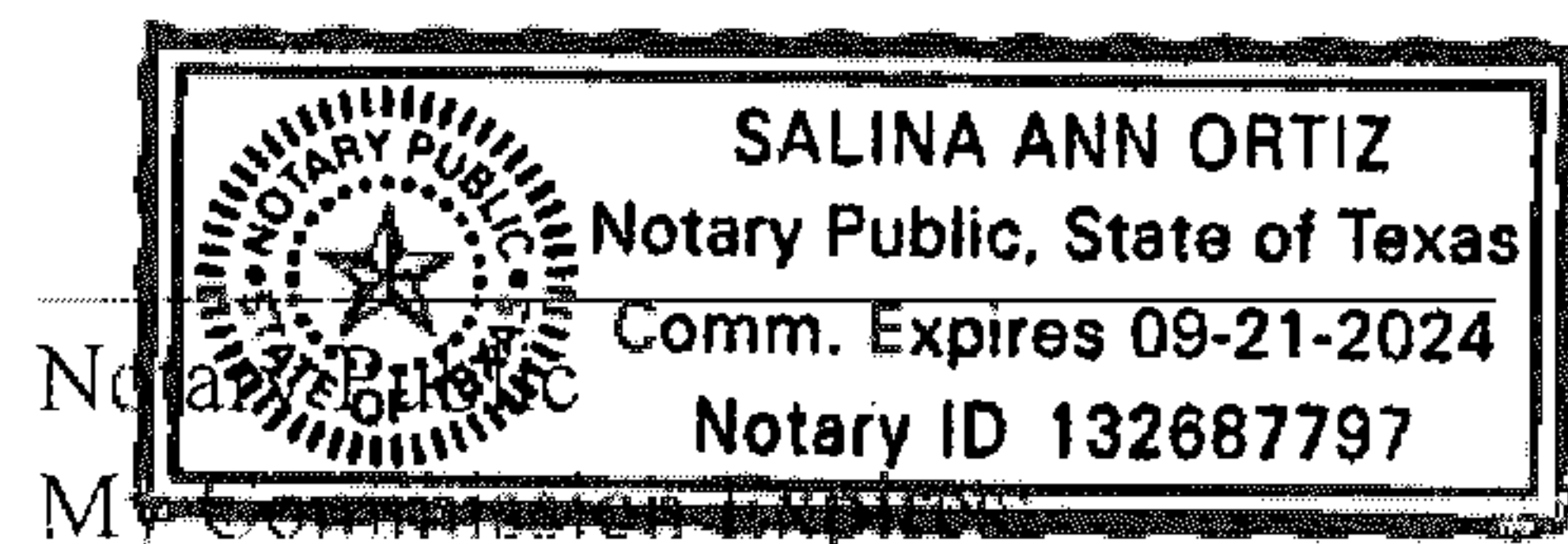
Elena Krendelshchikova

Elena Krendelshchikova

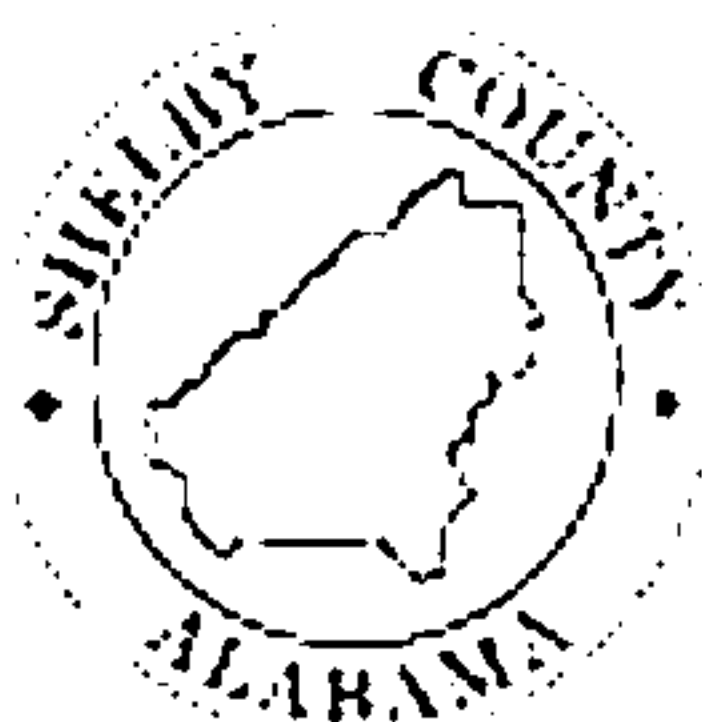
STATE OF Texas
COUNTY OF Midland

I, the undersigned Notary Public in and for said County and State, hereby certify that Elena Krendelshchikova 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 28 day of November, 2022.



Salina Ann Ortiz



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2022 11:19:13 AM
\$40.50 JOANN
20221202000439990

Allie S. Bayl