

20230104000003130
01/04/2023 11:17:43 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Eric C. Kontos
10412 Avenida Del Rio
Delray Beach, FL 33446

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**

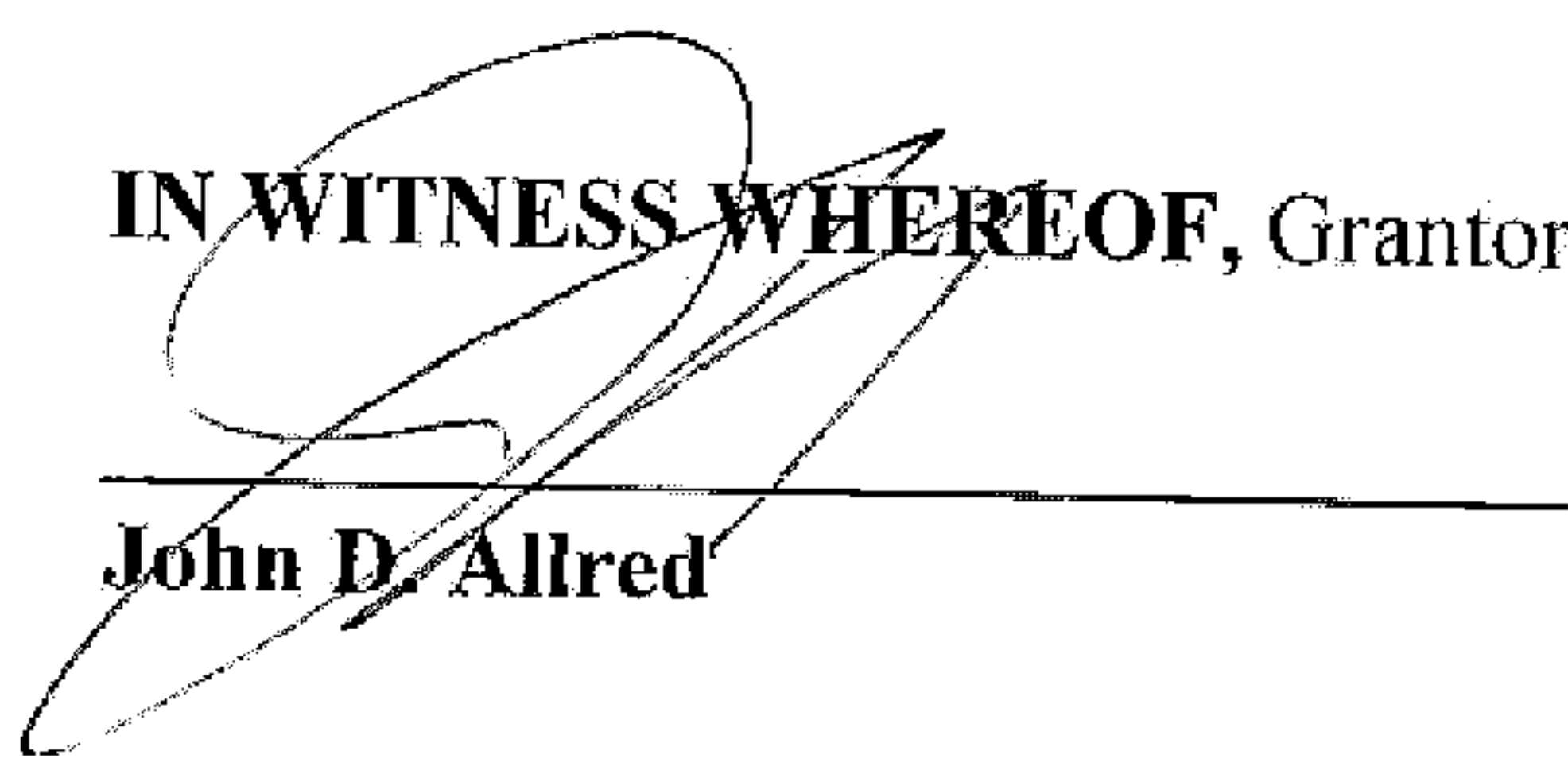
KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVEN HUNDRED FIFTEEN THOUSAND AND 00/100 (\$715,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John D. Allred**, a single man, whose address is 155 Barrett Drive, Kennedy, AL 35574, (hereinafter "Grantor", whether one or more), by **Eric C. Kontos**, whose address is 10412 Avenida Del Rio, Delray Beach, FL 33446, (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 **Eric C. Kontos**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1858 Smyer Lake Road, Leeds, AL 35094 to-wit:**

Lot 31, according to the Survey of Mountain View Lake Company Second Sector, as recorded in Map Book 3, Page 150, 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.

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 3rd day of January, 2023.

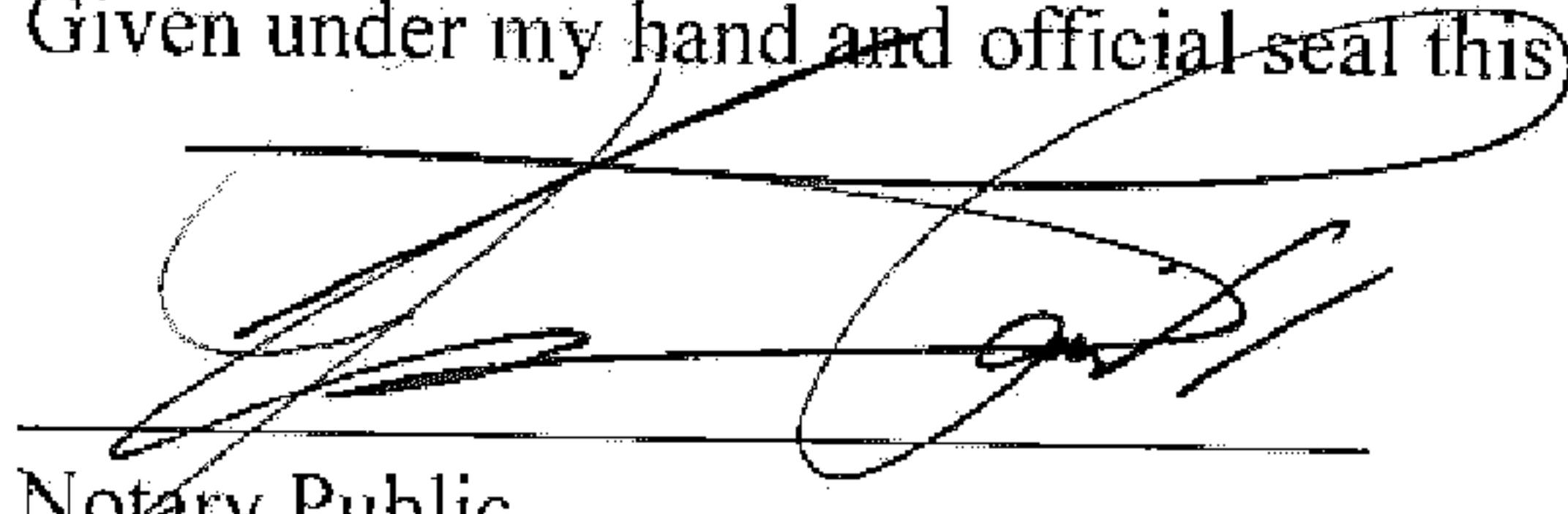


John D. Allred

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John D. Allred 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 3rd day of January, 2023.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2023 11:17:43 AM
\$740.00 BRITTANI
20230104000003130

