



20230109000007450 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
01/09/2023 03:22:18 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

KEN H. BONHAM
1142 EAST LAKE BLVD.
BIRMINGHAM, AL 35217

COURTNIE MICHELLE LINDBLAD
102 DUQUESNE LAND
GREER, SOUTH CAROLINA 29650

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

WARRANTY DEED, FEE SIMPLE

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED** (\$100.00) and 00/100 dollars, the receipt and sufficiency of which is hereby acknowledged, Deborah P. Quinn (a divorced woman) and herein acknowledged as **Grantor**, does hereby grant, bargain, sell and convey unto Courtnie Michelle Lindblad (a single woman) and herein acknowledged as **Grantee**, in Fee Simple the real estate located in, **Shelby County, Alabama** and the following legal description to-wit:

Subdivision: Black Creek Addition To Deer Run P Lot: 5 S Lot: S Block:
MAP BOOK: 38 PAGE: 044
DIM:
S: 4 T: 215 R: 02W
PARCEL NUMBER: 22 2 04 0 000 001 049

The above described property is conveyed without opinion of title.

SUBJECT TO:

1. Taxes due and payable for the year 2023 and subsequent years.
2. Usual mining and mineral rights.
3. All easements, rights-of-way, agreements, covenants, restrictions and conditions of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever; it being the intention of the parties to this conveyance, that in the event the owner herein does not survive, then the heirs and assigns of the owner herein shall take as tenants in common.

Shelby County, AL 01/09/2023
State of Alabama
Deed Tax: \$.50



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And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 4th day of JANUARY, 2023.


DEBORAH P. QUINN

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said county and State, hereby certify that Deborah P. Quinn, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this the 4th day of January 2023 that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.


NOTARY PUBLIC

LINDA M LOWERY
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES FEB. 27, 2024

Seller: Deborah P. Quinn
1100 Deer Run Road

Alabaster, AL 35007

Buyer: Courtney Michelle Lindblad
102 Duquesne Land
Greer, South Carolina 29656

The Property being sold is a vacant lot.