

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20230118000014360
01/18/2023 09:15:35 AM
DEEDS 1/3

WARRANTY DEED

SEND TAX NOTICES TO:

5036 Kensington Pl
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Three Hundred Thirty-Five Thousand and 00/100 (\$335,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Daniel Aylieff and Brittany Aylieff, a married couple, in hand paid by the GRANTEE(S), Joseph Darren Adkins, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 206, according to the Survey of Kensington Place, Phase II, as recorded in Map Book 42, page 117 in the Probate Office of Shelby County, Alabama.

Deed Ref: Inst. 20170824000309250.

NOTE: \$300,162.00 of the purchase price was obtained by a Purchase Money Mortgage.

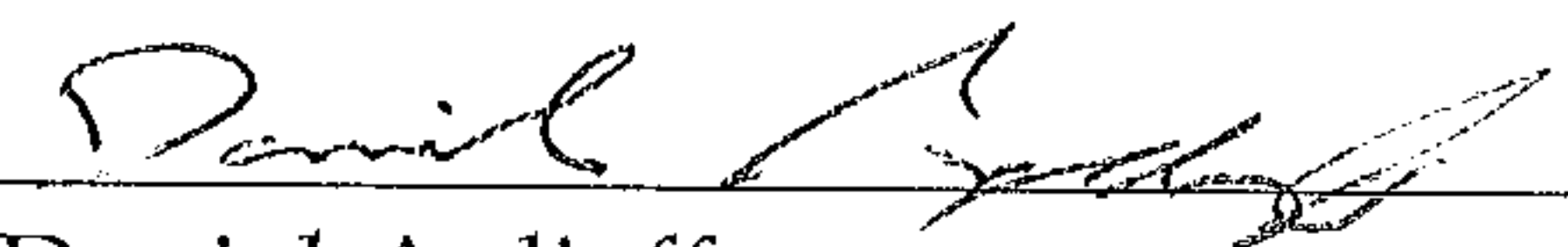
Subject to the following:

1. Declaration of Covenants, Restrictions, Conditions for Kensington Place, a Residential Subdivision as recorded in Inst. 20061227000626700.
2. Title to all mineral, mining and other immunities relating thereto, as set forth in Inst. #20081231000480950.
3. Easement Agreement by Seil Co., LLC as set forth in Inst. #20060508000215790.
4. Easement granted to APC as set forth in Inst. #20046300003598870.
5. Right of Way granted to Shelby County as set Deed Book 239 page 811.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 17th day of January, 2023.

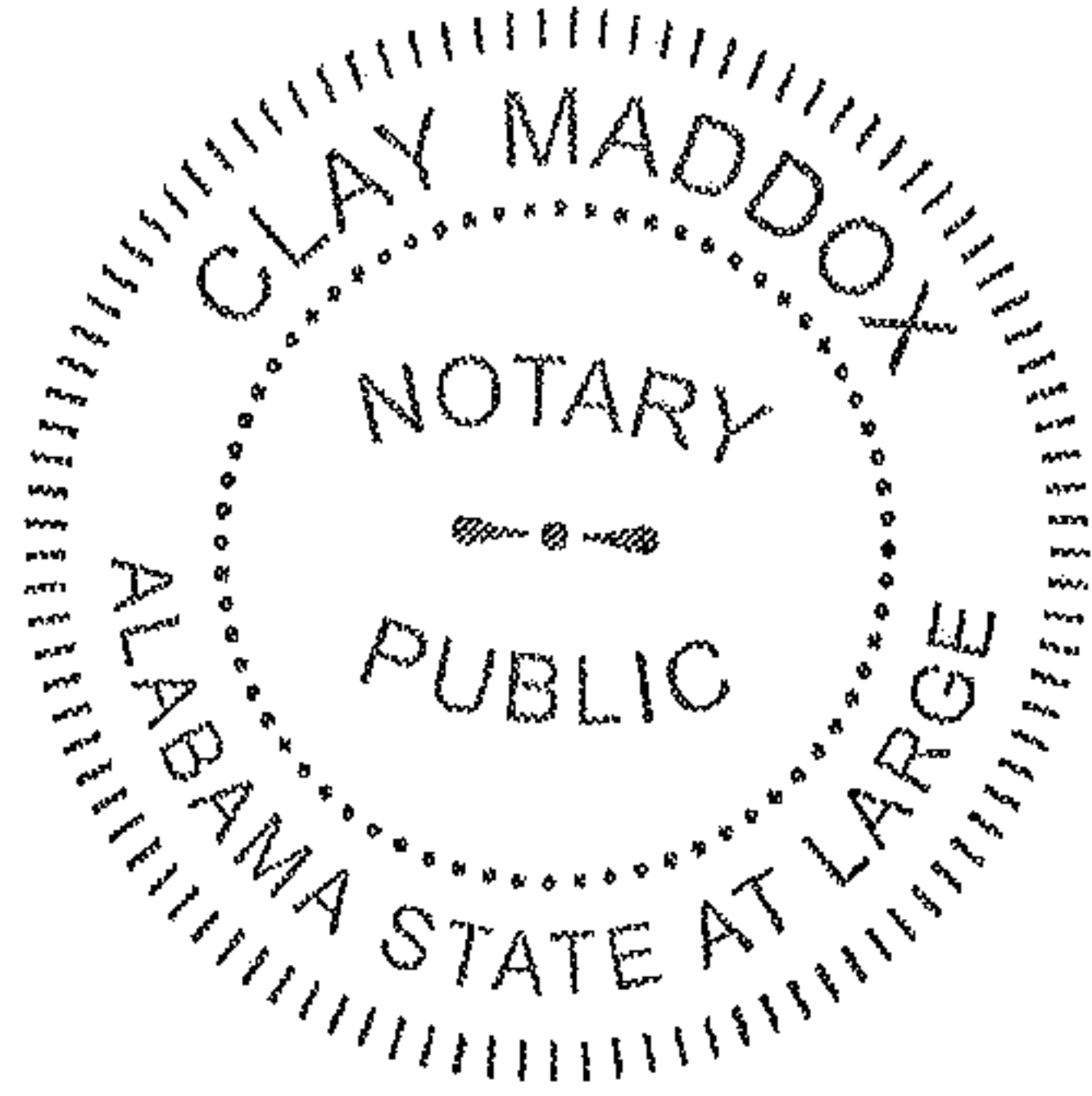

Daniel Aylieff


Brittany Aylieff

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Daniel Aylieff and Brittany Aylieff** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 2023.



20230118000014360 01/18/2023 09:15:35 AM DEEDS 3/3


NOTARY PUBLIC

My Commission Expires: 4-23-23

Address of Grantee:

5036 Kensington Pl
Calera, AL 35040

Address of Grantor:

2978 Co Rd 5
Jemison, AL 35085

Property Address:

5036 Kensington Place
Calera, AL 35040

Real Value: \$335,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2023 09:15:35 AM
\$63.00 JOANN
20230118000014360

Allen S. Bayl