

**SEND TAX NOTICE TO:**

Genta Camel  
747 Old Cahaba Drive  
Helena, AL 35080

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 **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael Austin Beard, an unmarried person, and Amy Lynn Rozanski Beard, an unmarried person,** whose address is 277 Appleford Rd. Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **Genta Camel, an unmarried person,** whose address is 747 Old Cahaba Drive, Helena, AL. 35080, (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 **Genta Camel, an unmarried person,** the following described real estate situated in Shelby County, Alabama, the address of which is **747 Old Cahaba Dr, Helena, AL 35080 to-wit:**

**Lot 642, according to the Survey of Old Cahaba, Westchester Sector, as recorded in Map Book 23, 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.

Subject to a third-party mortgage in the amount of \$280,250.00 executed and recorded simultaneously herewith.

Amy Lynn Rozanski Beard is one and the same ad Amy Lynn Rozanski, grantee in that deed recorded in Instrument Number 20170727000270310 dated 07/25/2017 and filed for record 07/27/2017.

**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.



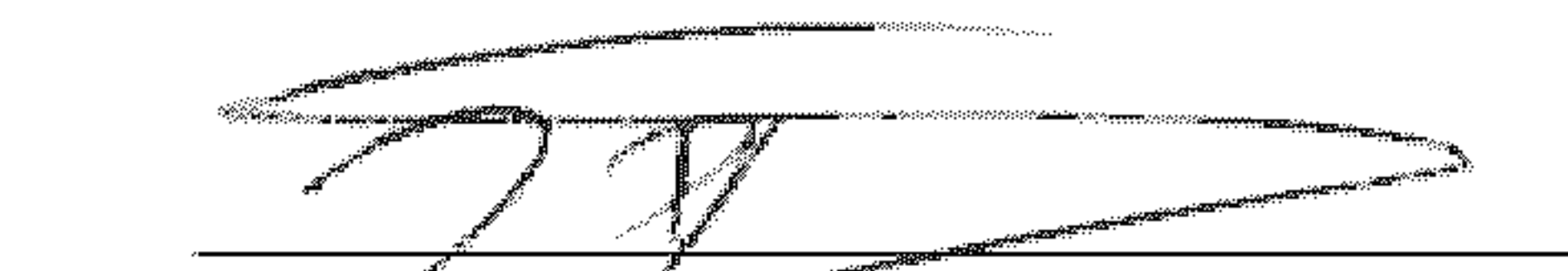
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of January, 2023.

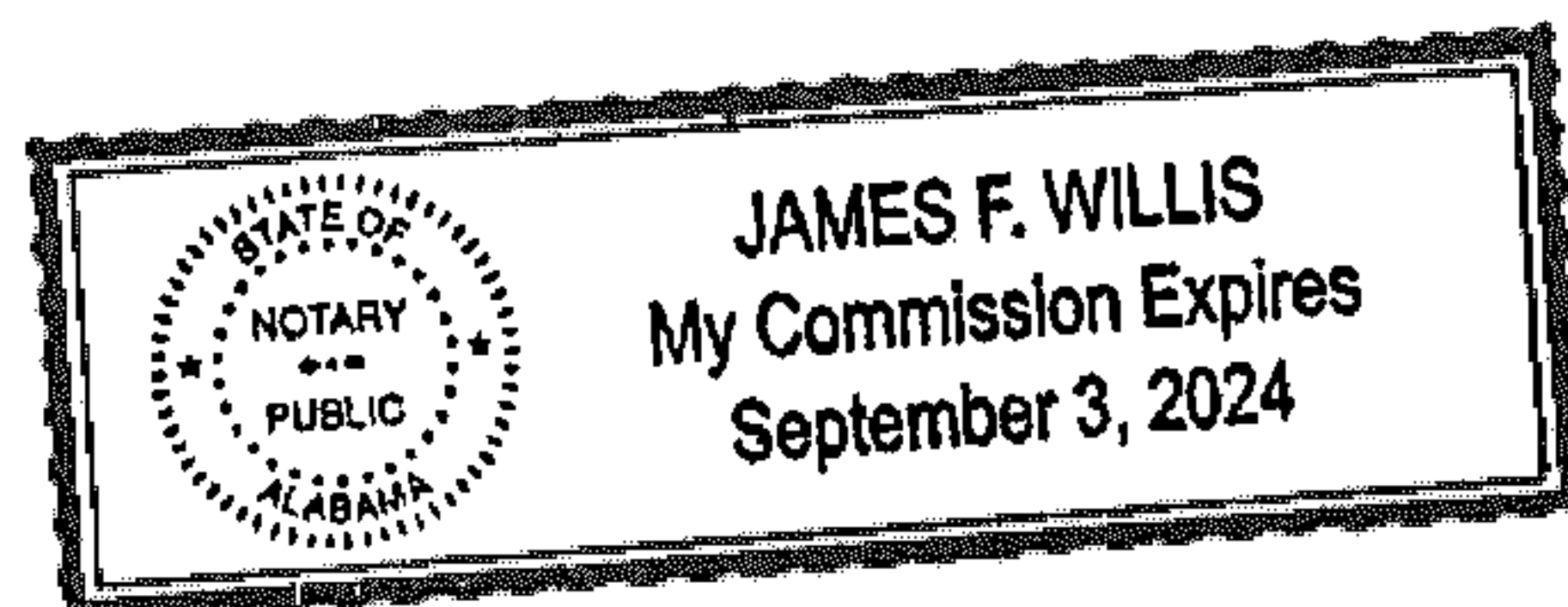
  
Amy Lynn Rozanski Beard

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Amy Lynn Rozanski Beard 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 17th day of January, 2023.

  
Notary Public  
My Commission Expires:



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of January, 2023.

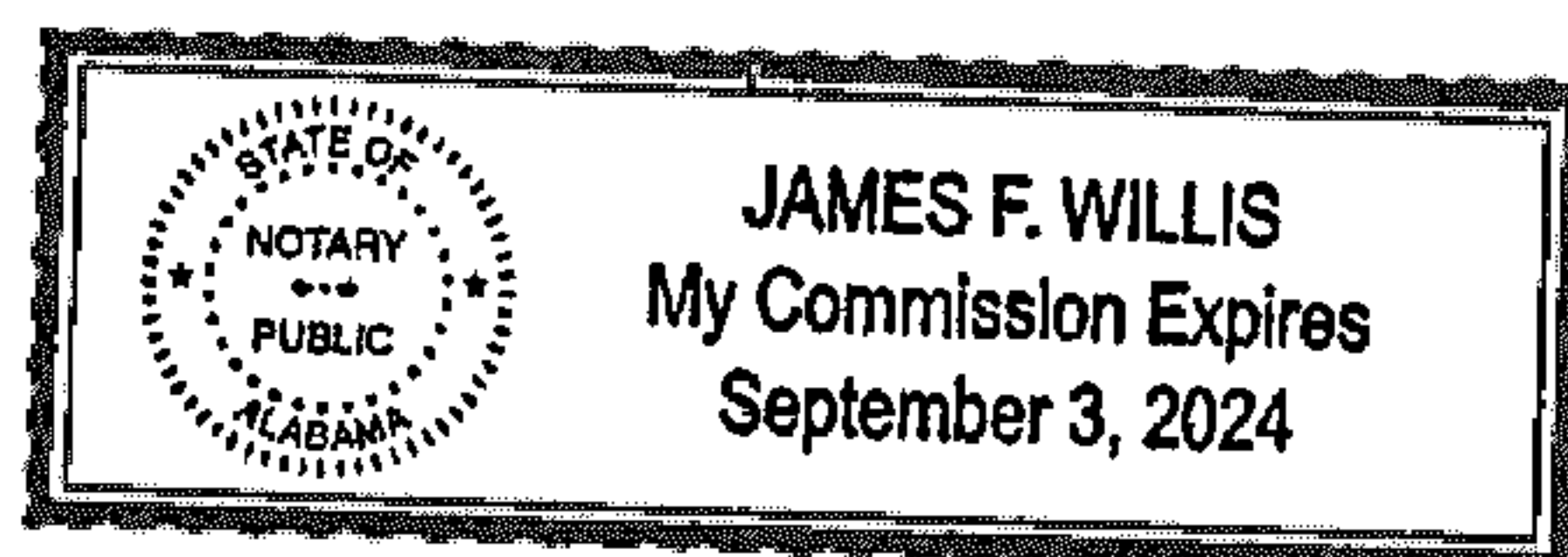
  
Michael Austin Beard

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Austin Beard 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 18th 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  
01/30/2023 03:36:59 PM  
\$41.00 JOANN  
20230130000024820

