

20230215000040290
02/15/2023 10:39:58 AM
DEEDS 1/3

Send Tax Notice to:
Tyler Danielle North
121 Waterford Highlands Trl
Calera, AL 35040

This Instrument Prepared By:
Cassy L. Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-6289

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Corie D. Wallace, an unmarried man, and Asante Donadelle, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

121 Waterford Highlands Trail, Calera, AL 35040

by **Tyler Danielle North (herein referred to as "Grantee")**, whose mailing address is

488 Daventry Circle, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **121 Waterford Highlands Trl, Calera, AL 35040-7630**,

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$299,475.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

2023021500040290 02/15/2023 10:39:58 AM DEEDS 2/3

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13 day of February,
2023.

Corie D. Wallace

Corie D. Wallace

Asante Donadelle

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Corie D. Wallace and Asante Donadelle 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 13 day of February, 2023.

Cassy L. Dailey
Notary Public

My Commission Expires: 05/02/2026

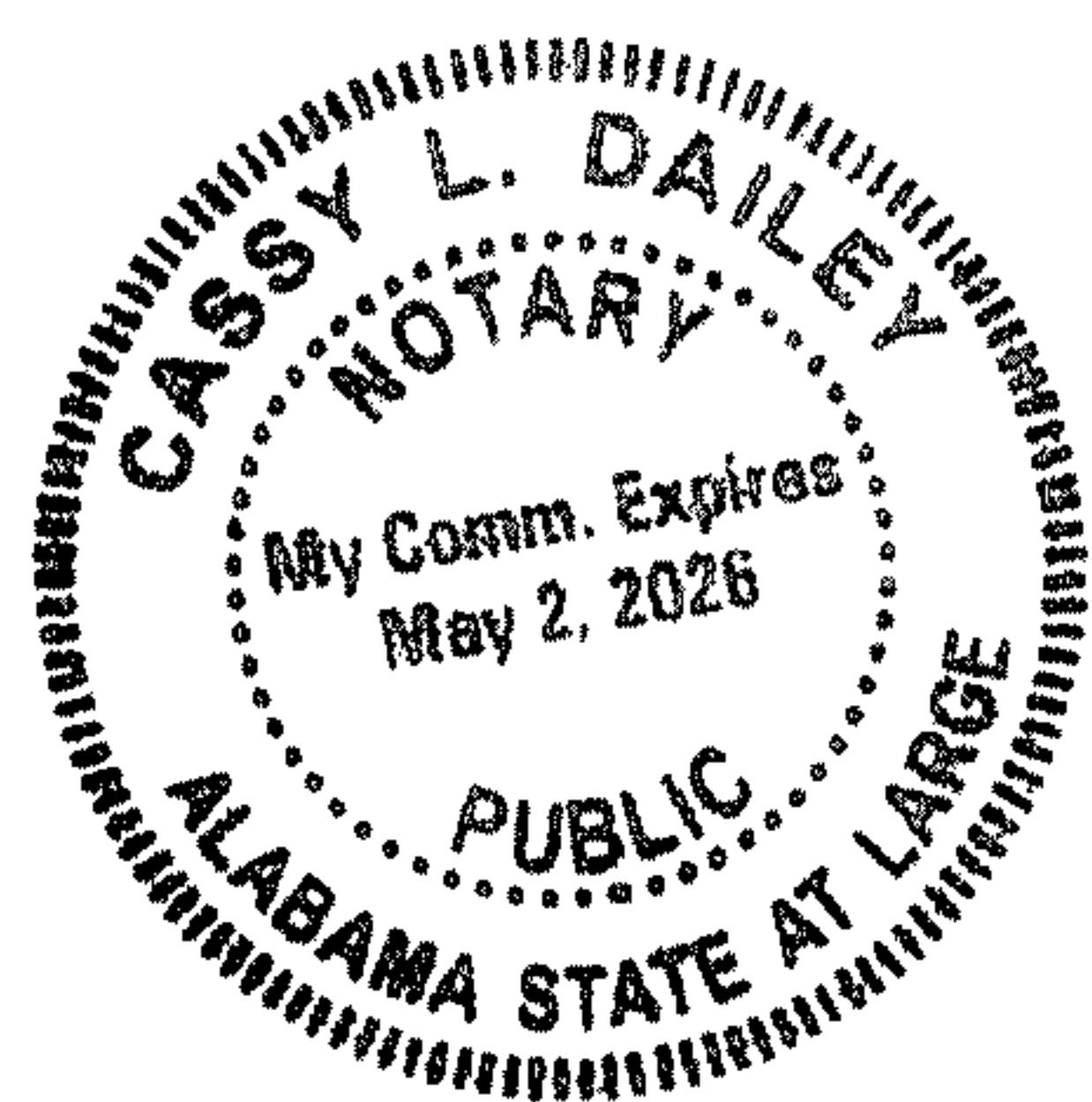


EXHIBIT A

Property 1:

Lot 443, according to the Survey of Final Plat Waterford Highlands Sector 2, Phase 1, as recorded in Map Book 30, Page 110, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2023 10:39:58 AM
\$34.00 JOANN
20230215000040290**

Allen S. Baylor