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02/28/2023 03:37:46 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Jonathan P. Zaucha and Nicole Hernandez
123 Big Oak Drive
Alabaster AL. 35114

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 **FIVE HUNDRED FIFTY THOUSAND AND 00/100 (\$550,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael R. Barrett and Jaimee K. Barrett, husband and wife**, whose address is 180 Bentley Circle, Shelby, AL 35143 (hereinafter "Grantor", whether one or more), by **Jonathan P. Zaucha and Nicole Hernandez**, whose address is 123 Big Oak Drive Alabaster AL. 35114 (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 **Jonathan P. Zaucha and Nicole Hernandez, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **123 Big Oak Drive, Alabaster, AL 35114 to-wit:**

A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 16, and go North 89 degrees 34 minutes 35 seconds East along the South boundary of said 1/4 - 1/4 section 576.81 feet to the point of beginning; thence continue North 89 degrees 34 minutes 35 seconds East for 198.95 feet; thence North 01 degrees 02 minutes 20 seconds West for 655.19 feet to the South boundary of Big Oak Drive; thence two courses along said boundary as follows (go North 85 degrees 18 minutes 10 seconds West for 77.23 feet; thence South 86 degrees 10 minutes 55 seconds West for 127.77) feet; thence South 01 degrees 05 minutes 15 seconds East for 654.08 feet to the point of beginning; being situated in Shelby County, Alabama.

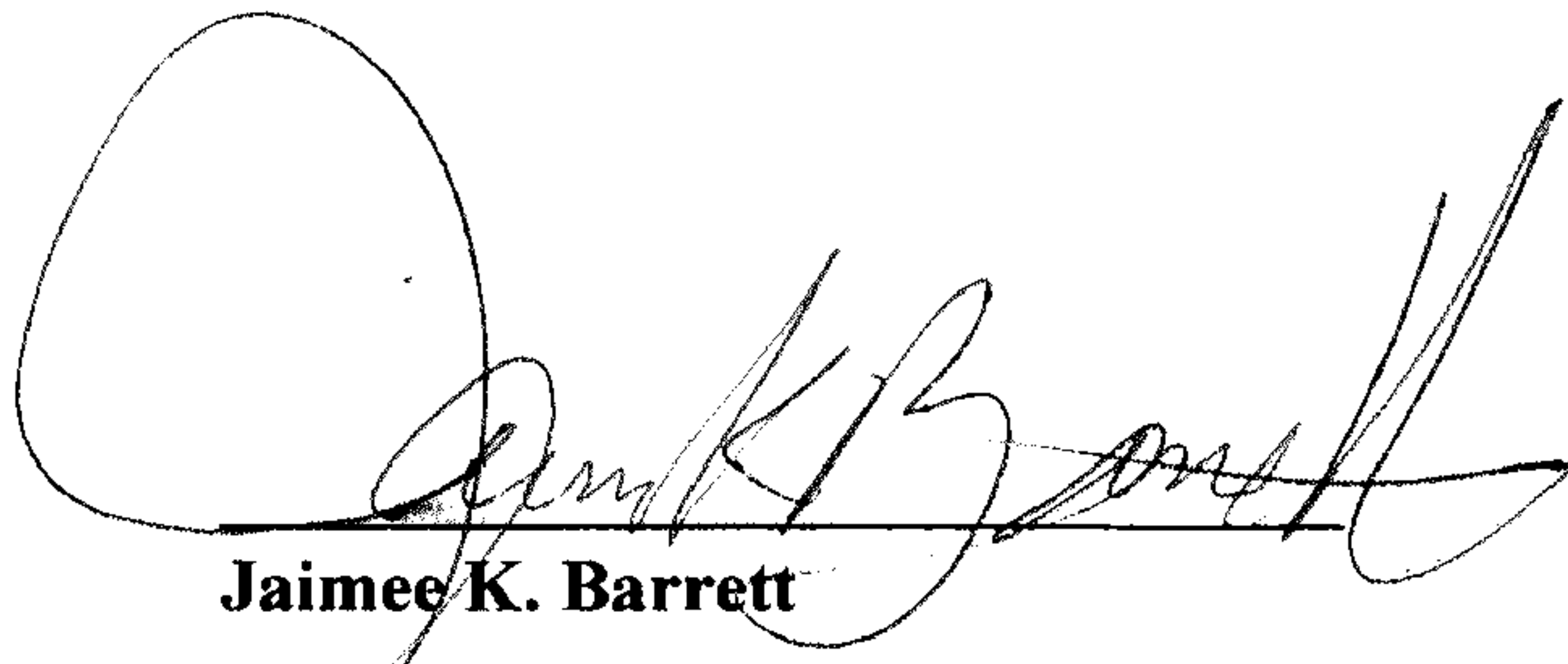
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$360,000.00 executed and recorded simultaneously herewith.

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 28th day of February, 2023.

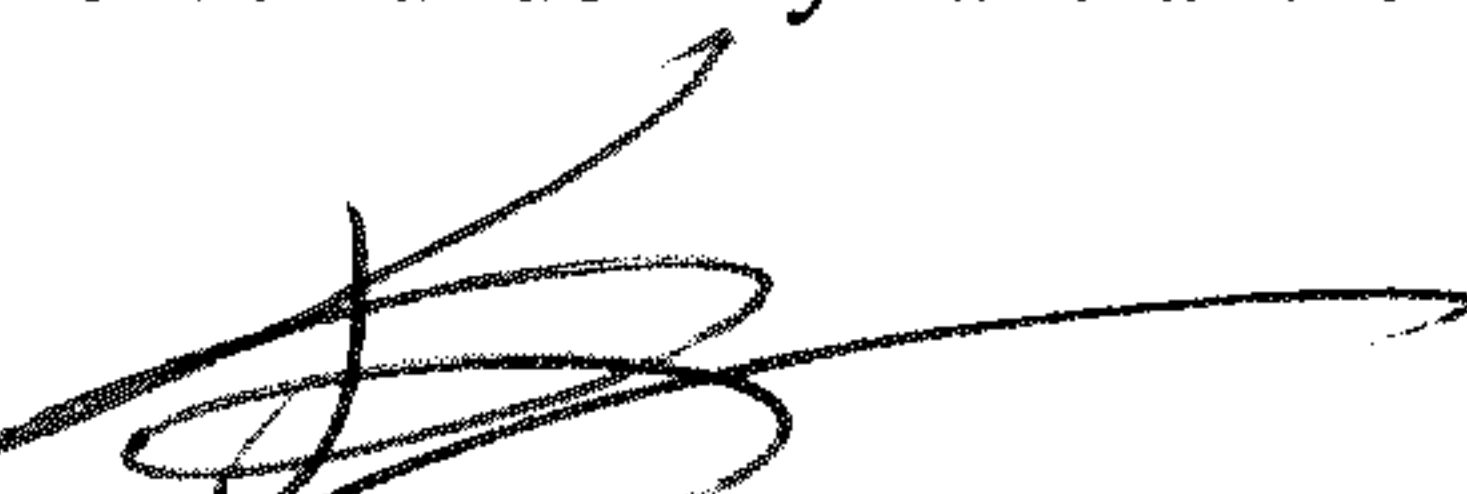

Michael R. Barrett

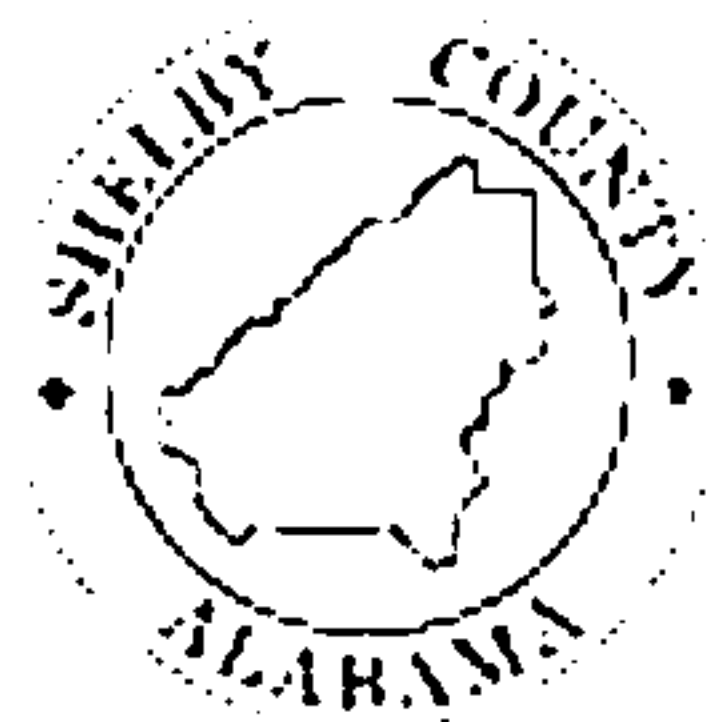
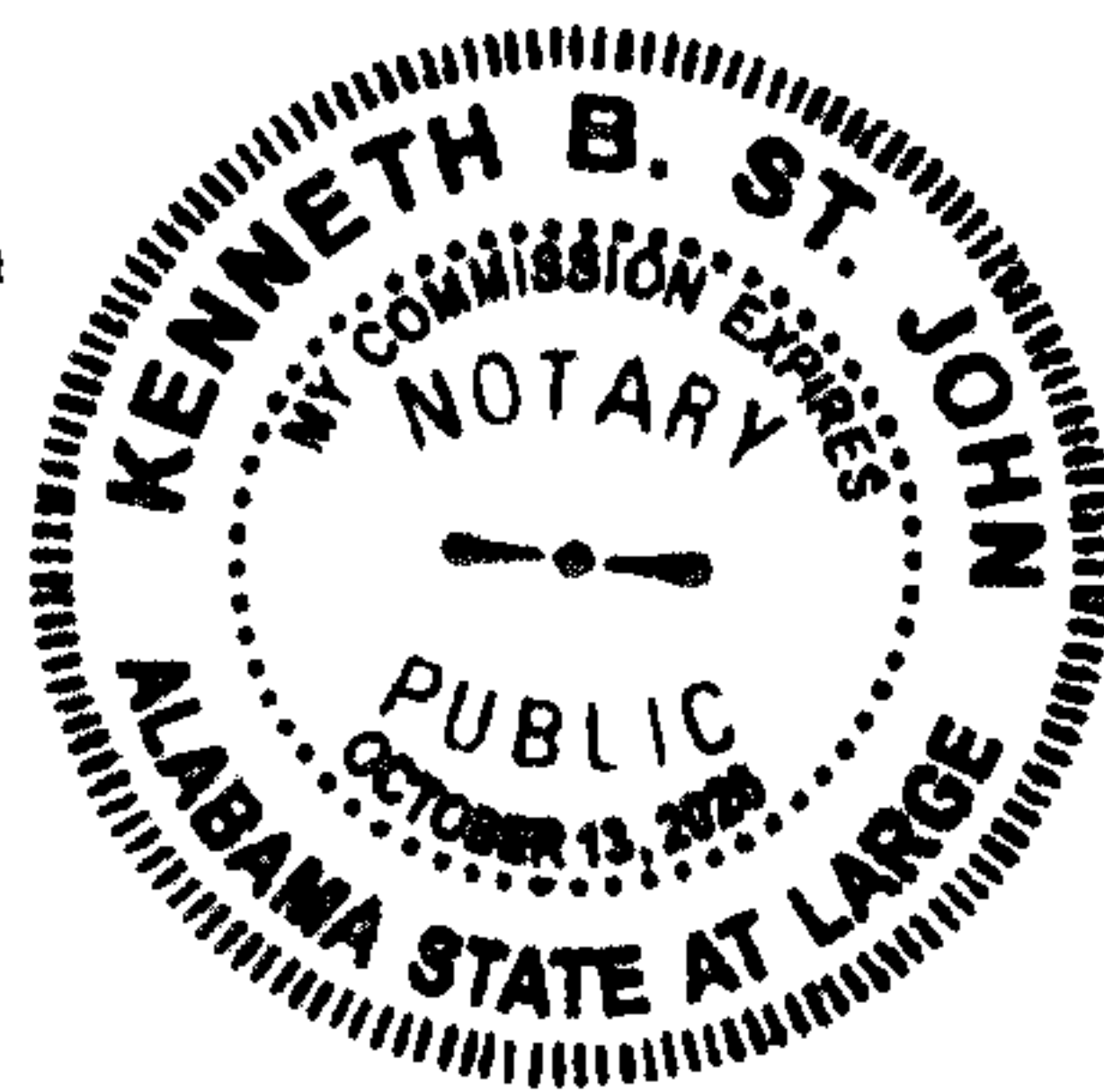

Jaimee K. Barrett

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael R. Barrett and Jaimee K. Barrett whose name is 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2023.


Notary Public : **Kenneth B. St. John**
My Commission Expires:
10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2023 03:37:46 PM
\$215.00 PAYGE
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Allie S. Bayal