

Send tax notice to:

MKA PROPERTIES, LLC

1021 Briarcliff Trace
Birmingham, AL 35242

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2023065

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Thirty-Five Thousand and 00/100 Dollars (\$635,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Linda Marsicano and Carrie Dooley as Trustees of the Deborah J Hammond Revocable Living Trust** whose mailing address is: 634 Plymouth Avenue SE, East Grand Rapids, MI 49506 (hereinafter referred to as "Grantor") by **MKA PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, and CHRISTOPHER LUKE BRYANT AND OLIVIA ANDREWS BRYANT** whose property address is: **1021 BRIARCLIFF TRACE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2415. according to the Survey of Book Highland, 24th Sector, an Eddleman Community, as recorded in Map Book 28, Page 17, in the Probate Off of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not due and payable until October 1, 2023.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Real Volume 194, Page 54; Real Volume 194, Page 254; Real Volume 194, Page 281; Real Volume 194, Page 287; Real Volume 307, Page 950; Inst. No. 2001-1342; Inst. No. 2001-4260; Inst. No. 2000-9333; Inst. No. 1998-40199 and Inst. No. 2004-50413.
5. The recorded subdivision map, as recorded in Map Book 28, Page 17, contains on the face of same a statement pertaining to natural lime sinks..
6. Right-of-way granted to Alabama Power Company recorded in Real Volume 181, Page 995; Real Volume 207, Page 380 and Real Volume 220, Page 521 and 532.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Deborah J Hammond Revocable Living Trust, by Linda Marsicano its Trustee, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 8 day of March, 2023.

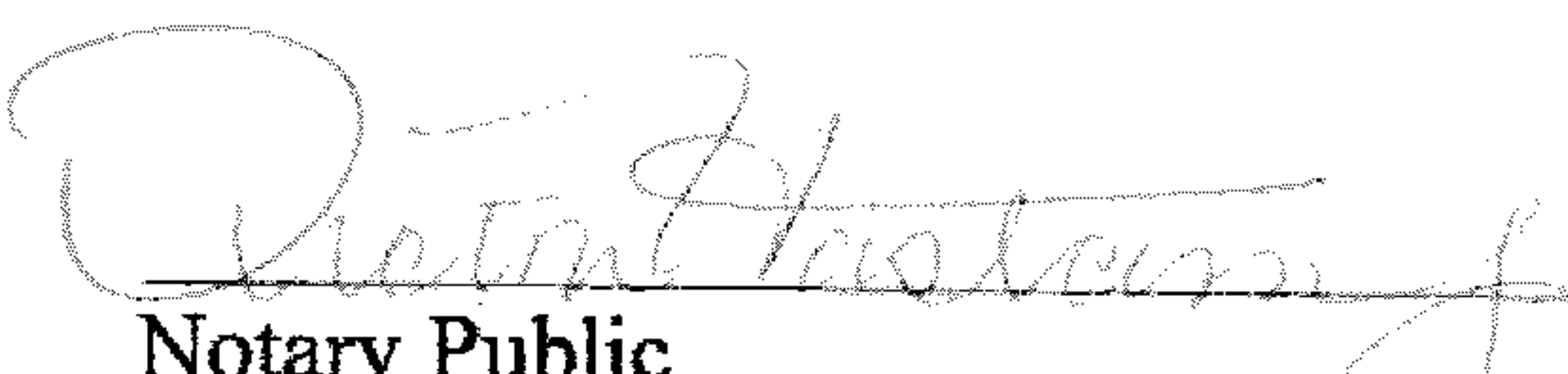
Deborah J Hammond Revocable Trust


BY: Linda Marsicano, Trustee

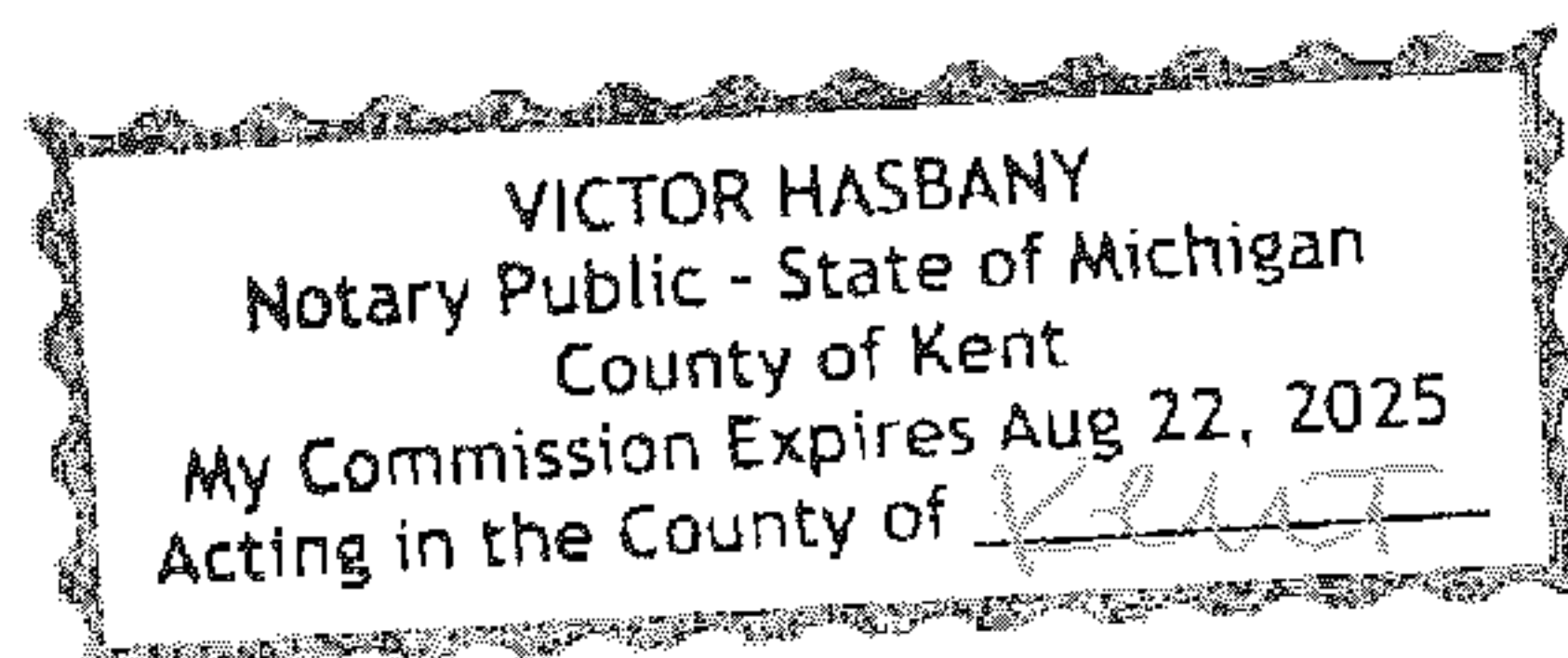
STATE OF MI
COUNTY OF Kent

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Marsicano, whose name as Trustee of the Deborah J Hammond Revocable Living Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 8th day of March, 2023.


Notary Public

Print Name: Victor Hasbany



IN WITNESS WHEREOF, the said Grantor, Deborah J Hammond Revocable Living Trust, by Carrie Dooley, its Trustee, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10 day of March, 2023.

Deborah J Hammond Revocable Living Trust


Carrie Dooley, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

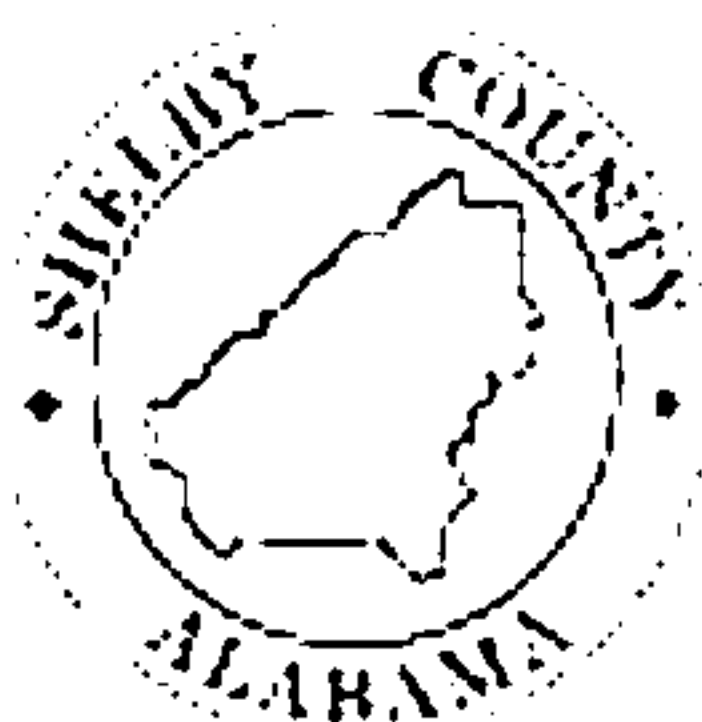
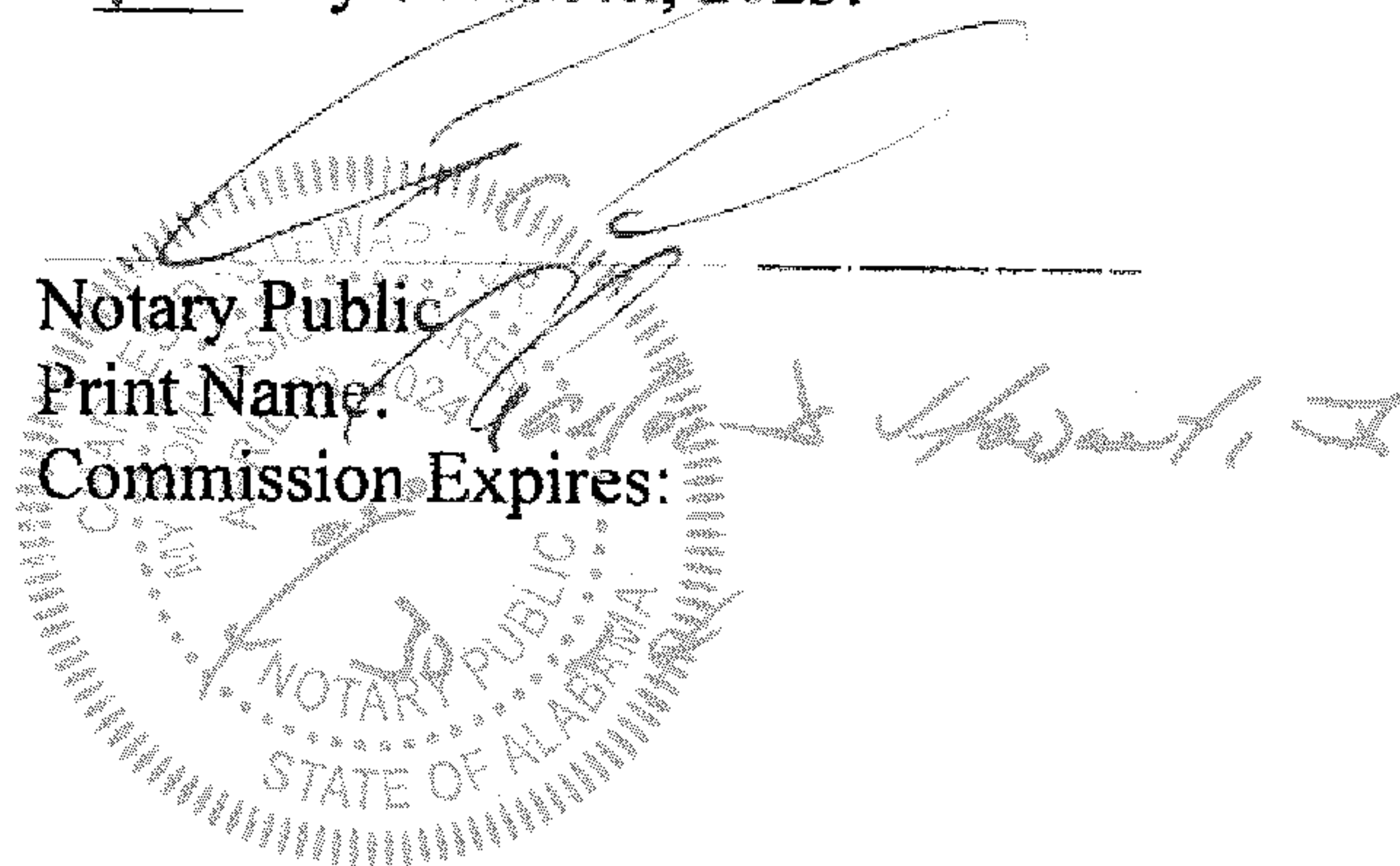
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carrie Dooley, whose name as Trustee of the Deborah J Hammond Revocable Living Trust, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 10 day of March, 2023.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2023 09:47:23 AM
\$665.00 BRITTANI
20230313000067280

