



20230601000164160 1/2 \$29.50
Shelby Cnty Judge of Probate, AL
06/01/2023 01:35:55 PM FILED/CERT

This instrument was prepared by:

(Name) Sherman Oaks 24 Family Limited
Partnership

(Address) P.O. Box 611136
Birmingham, AL 35261

Send tax notice to:

(Name) Nice Home Real Estate Inc.

(Address) 37762 Hwy 25
Harpersville, AL 35075

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and Five Hundred and 00/100 (\$4,500) DOLLARS, to the undersigned grantor, Sherman Oaks 24 Family Limited Partnership, a Family Limited Partnership, in hand paid by Nice Home Real Estate, Inc, the receipt of which is hereby acknowledged, the said Sherman Oaks 24 Family Limited Partnership does by these presents, grant, bargain, sell and convey unto the said Nice Home Real Estate, Inc., the following described real estate, situated in Shelby County, AL.

An undivided 26% of the following described Real Property:

Legal Description:

Lot No 5, of the property of Charles W. Mobley, as shown on a plat prepared by Norman D. Deloach, Alabama. R.L.S. #8760, dated May 2, 1983, and recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

Restrictions as shown on recorded map(s).

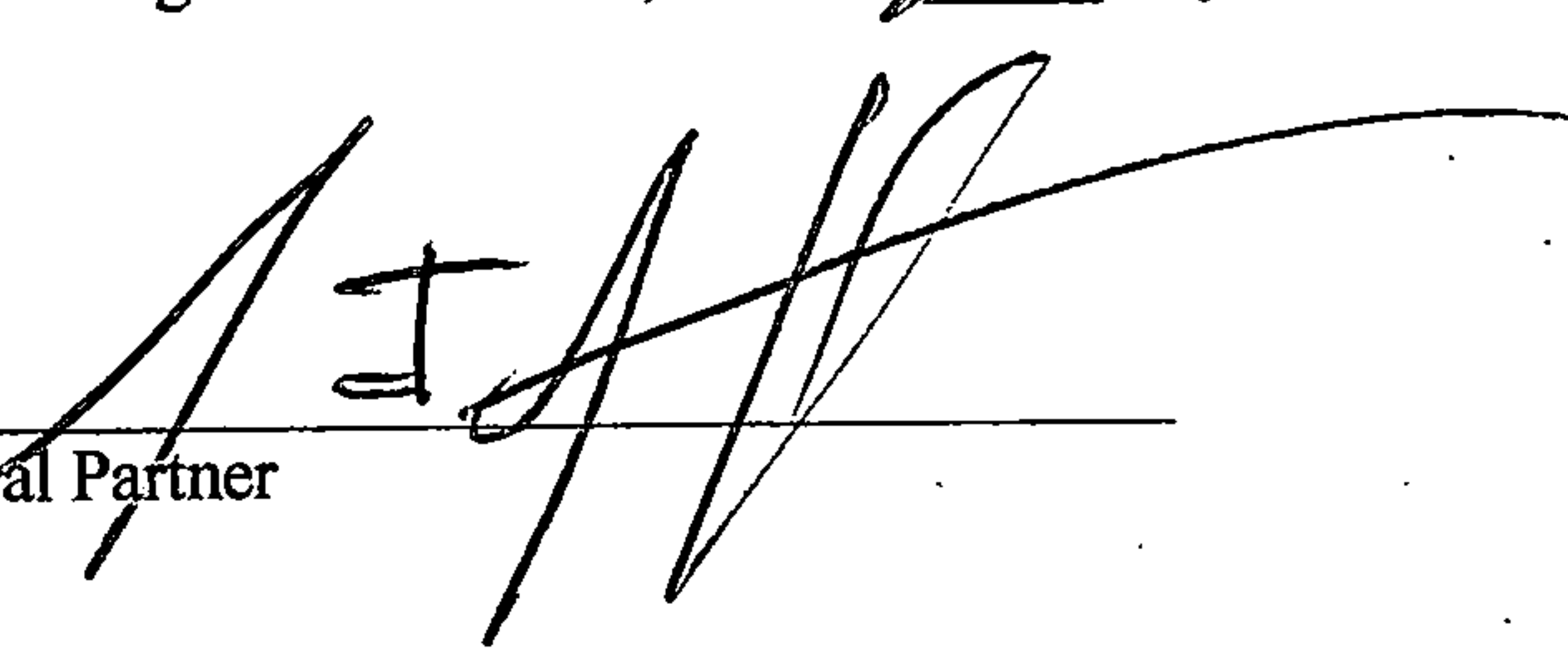
Right of way granted to Alabama Power Company by instruments recorded in Real Volume 148 page 964, Deed Book 154 page 421, Deed Book 154 page 422 and Deed Book 161 page 142.

The above described property is not the homestead of the grantor.

TO HAVE AND TO HOLD, to the said Nice Home Real Estates, Inc., his heirs and assigns forever.

And said Sherman Oaks 24 Family Limited Partnership does for itself, its successors and assigns, covenant with said Nice Home Real Estate, Inc., his heirs 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 said Nice Home Real Estate, Inc., his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Sherman Oaks 24 Family Limited Partnership, by its General Partner, Sam T. Schiffman, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of May, 2023.

BY: 
General Partner

Shelby County, AL 06/01/2023
State of Alabama
Deed Tax: \$4.50



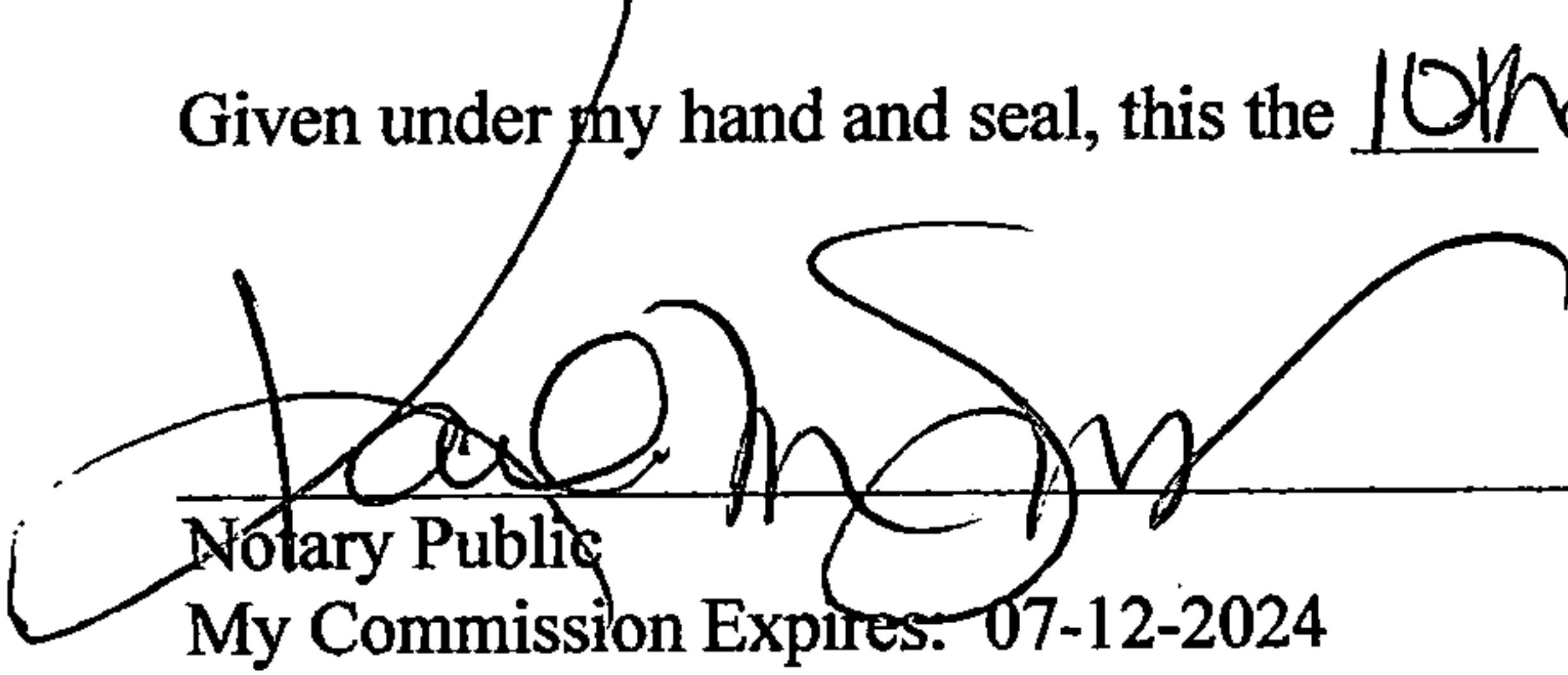
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State of Alabama
County of Shelby

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Sam T. Schiffman, whose name as General Partner of Sherman Oaks 24 Family Limited Partnership, a Family Limited Partnership, is signed to the foregoing conveyance, he, as General Partner and with full authority, execute the same voluntarily for and as the act of said Family Limited Partnership.

Given under my hand and seal, this the 10th day of April, 2023.



Notary Public
My Commission Expires: 07-12-2024

Grantor:
Sherman Oaks 24 Family Limited Partnership
PO Box 611136
Birmingham, AL 35261

Grantee:
Nice Home Real Estate Inc.
105 66th Place North
Birmingham, AL 35206

