

SEND TAX NOTICE TO:

Fredrick A. Logan and Varanda Logan
204 Cedar Grove Parkway
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 **THREE HUNDRED NINETY EIGHT THOUSAND AND 00/100 (\$398,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sicili Cantavespre, an unmarried woman, and Pattie Cantavespre, an unmarried woman**, whose address is 207 West Romana Street, Pensacola, FL 32502 (hereinafter "Grantor", whether one or more), by **Fredrick A. Logan and Varanda Logan**, whose address is 204 Cedar Grove Parkway, 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 **Fredrick A. Logan and Varanda Logan, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 204 Cedar Grove Parkway, Alabaster, AL 35114 to-wit:**

Lot 39, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 9, as recorded in Map Book 34, Page 96, in the Probate Office of Shelby County, Alabama.

Pattie Cantavespre is one and the same person as Patricia Cantavespre and Patti Cantavespre.

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 \$278,000.00 executed and recorded simultaneously herewith.

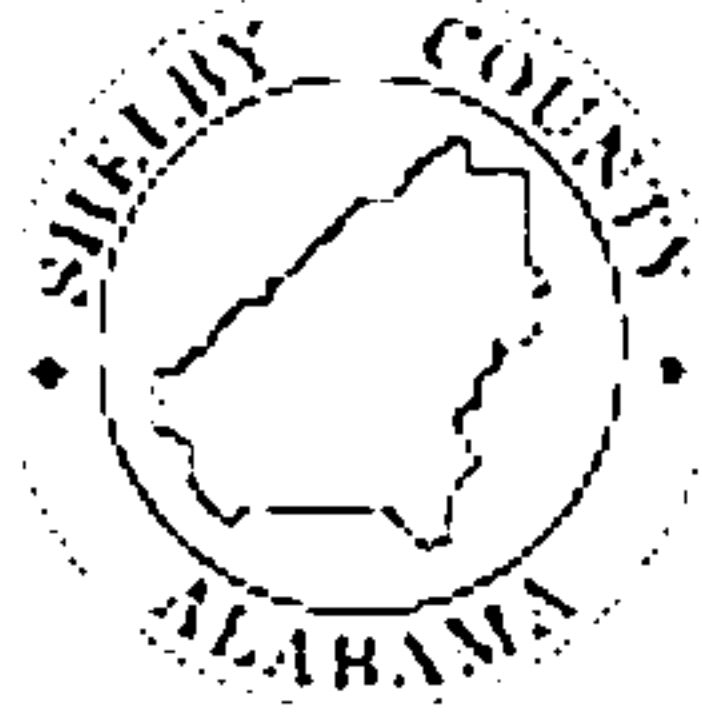
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 22nd day of June, 2023.


Sicili Cantavespre


Pattie Cantavespre

STATE OF ALABAMA
COUNTY OF SHELBY

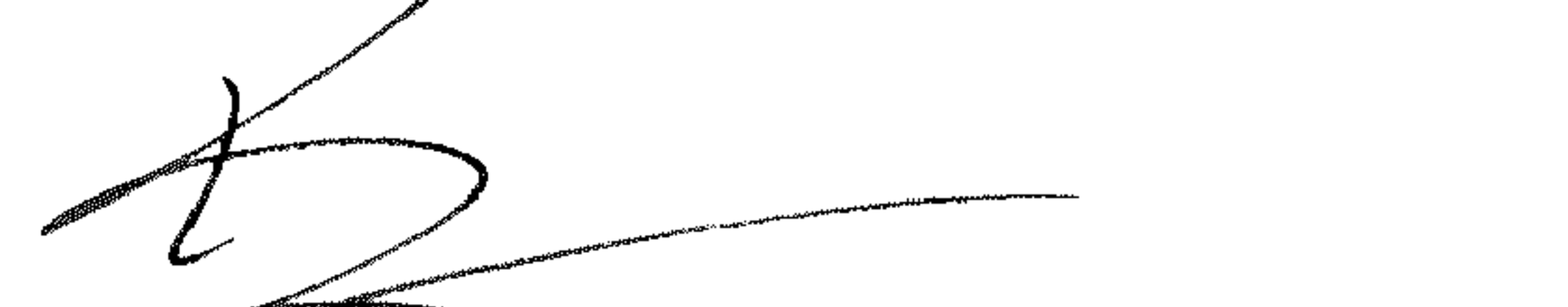


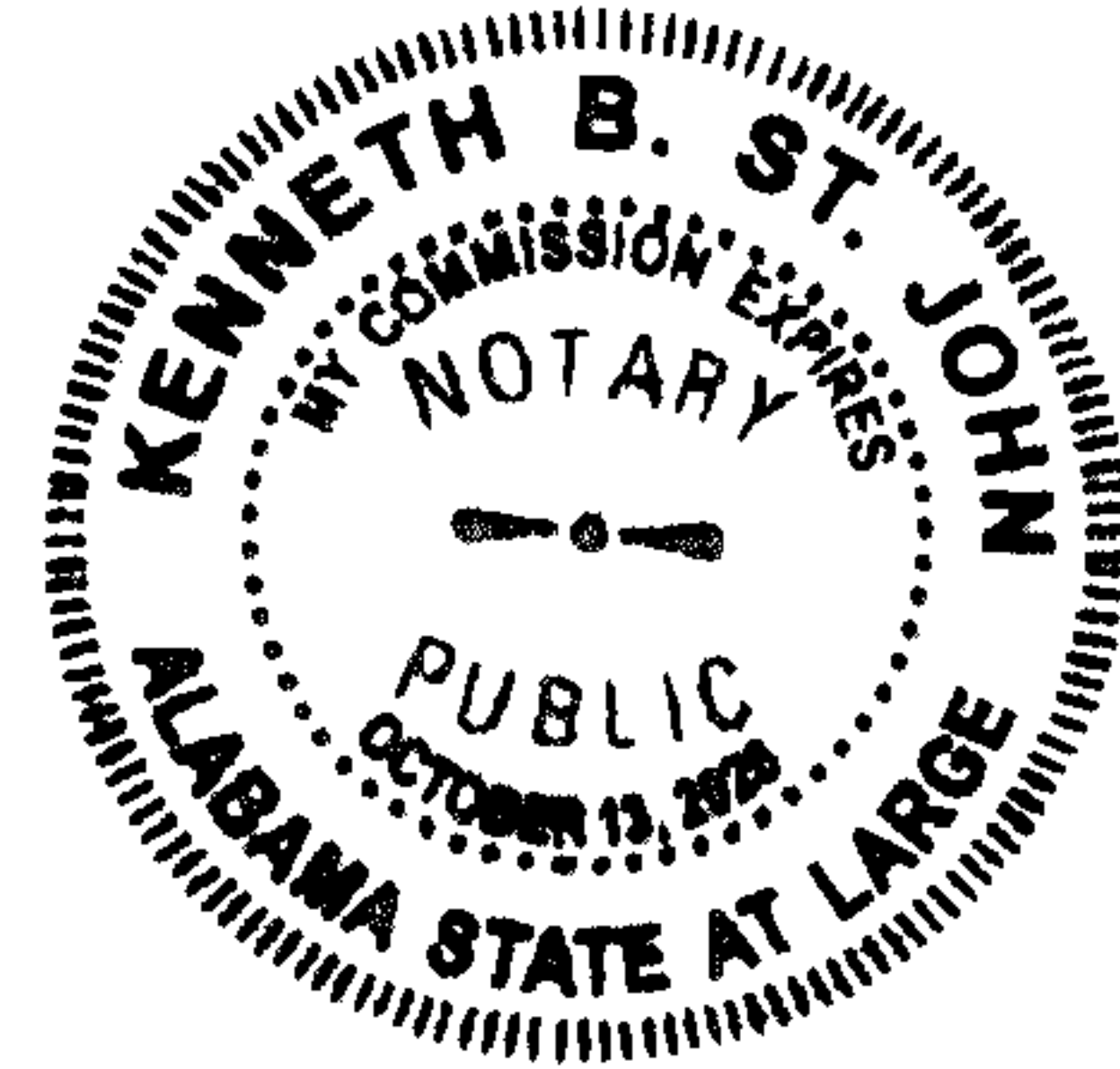
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2023 01:33:32 PM
\$147.00 JOANN
20230711000206360

Allie S. Beyle

I, the undersigned Notary Public in and for said County and State, hereby certify that Sicili Cantavespre 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2023.


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



STATE OF FLORIDA
COUNTY OF Escambia

I, the undersigned Notary Public in and for said County and State, hereby certify that Pattie Cantavespre 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of June, 2023.


Notary Public
My Commission Expires: July 28, 2023

