

Send Tax Notice to:
Jordan Tyler Lightsey and Michaela
Olivia Lightsey
241 Waterford Lake Dr.
Calera, AL 35040

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-10656**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00)** 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

James A. Tolbert, Jr. and Brittany Tolbert, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

237 Linda Lane, LaGrange, GA 30240

by **Jordan Tyler Lightsey and Michaela Olivia Lightsey (herein referred to as "Grantee," whether one or more),** whose mailing address is

241 Waterford Lake Dr., Calera, AL 35040

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 property, which has a mailing address of **241 Waterford Lake Dr., Calera, AL 35040**, 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.

\$270,019.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), his/her heirs and assigns forever, against the lawful claims of all persons.

EXHIBIT A

Property 1:

Lot 867A, of the Resurvey of Lots 853 through 824, Waterford Townhomes Sector 2, as of record in Map Book 49, Page 91, recorded in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2023 08:51:04 AM
\$33.00 JOANN
20230728000226260

Allen S. Bayl

General Warranty Deed - JTROS (AL)