

THIS INSTRUMENT WAS PREPARED BY:  
TaNarius Dante Cade, 3017 Highview Ln, Calera,  
AL 35040, USA

SEND TAX NOTICE TO:  
TaNarius Dante Cade, 3017 Highview Ln,  
Calera, AL 35040, USA

## Warranty Deed



20231006000299600 1/4 \$156.50  
Shelby Cnty Judge of Probate, AL  
10/06/2023 02:35:36 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

DATE: 5<sup>th</sup> Oct, 2023

KNOW ALL PERSONS BY THESE PRESENTS THAT:

For and in consideration of the sum of \$0, the receipt of which is hereby acknowledged, the undersigned TaNarius Dante Cade, married, of 3017 Highview Ln, Calera, AL 35040, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto TaNarius Dante Cade, of 3017 Highview Ln, Calera, AL 35040, USA and Brittney Michelle Cade, of 3017 Highview Ln, Calera, AL 35040, USA, a married couple, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

PARCEL 21, LOT 977, LOT SIZE: 60.0' X 129.59' WATERFORD HIGHLANDS, SEC 4, PH 2, MB 36, PG 15, SURVEY # 2204.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and year above written.

Signed in the presence of:

Property Address: 3017 Highview Lane  
Calera, AL 35040

1/2 FAN \$125,000

Shelby County, AL 10/06/2023  
State of Alabama  
Deed Tax: \$125.50

Mackenzie Robertson  
Witness signature

TaNarius Dante Cade  
TaNarius Dante Cade

Mackenzie Robertson  
Witness name



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**Spousal Acknowledgement**

I, Brittney Michelle Cade of 3017 Highview Ln, Calera, AL 35040, USA, spouse of TaNarius Dante Cade, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Brittney Cade

STATE OF ALABAMA

COUNTY OF Shelby



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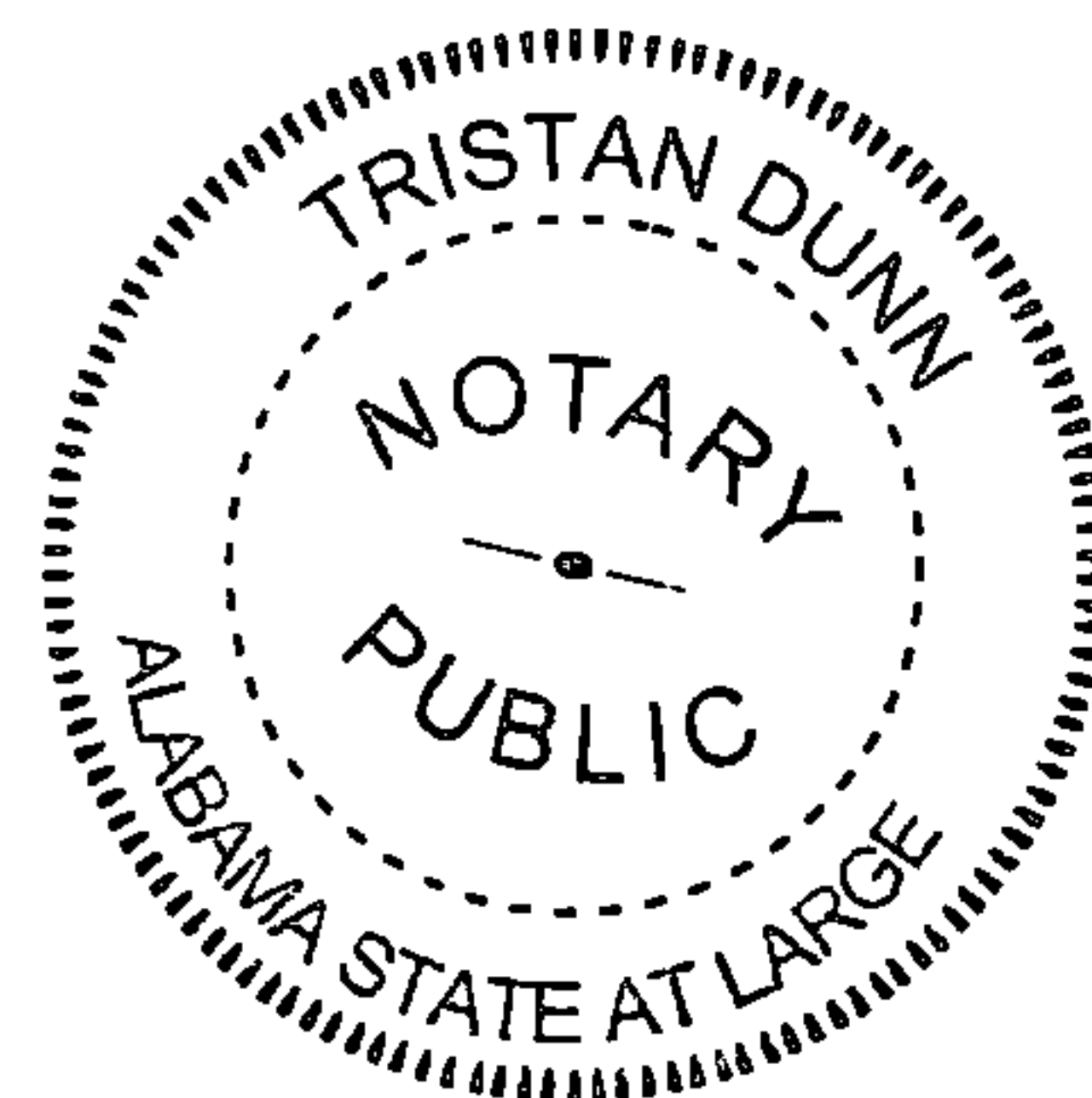
I Tristan Dunn, a Notary Public in and for said County and State, hereby certify that Brittney Michelle Cade, having signed this Spousal Acknowledgement, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Spousal Acknowledgement voluntarily and with lawful authority.

Given under my hand this 5<sup>th</sup> day of October, 2023.

Tristan Dunn

Notary Public for the State of Alabama

My commission expires: 02/27/2027





Grantor Acknowledgement



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STATE OF ALABAMA

COUNTY OF Shelby

I Tristan Dunn, a Notary Public in and for said County and State, hereby certify that TaNarius Dante Cade, having signed this Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 5<sup>th</sup> day of October, 2023.

Notary Public for the State of Alabama

My commission expires: 02/27/2027

