

2023-073

Send tax notice to: William Strong, 3009 Belvedere Lane, Birmingham, AL 35242

This instrument was prepared by:

Nedra M. Garrett, Attorney

McClinton Garrett & Associates, LLC

1401 Doug Baker Boulevard

Suite 107-122

Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty Thousand and No/100 (\$360,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Celeste G. Bajuyo, a single woman, whose mailing address is:

5253 Sandy Shores Court, Stonecrest, GA 30038

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

William Strong, whose mailing address is:

3009 Belvedere Lane, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3009 Belvedere Lane, Birmingham, AL 35242 to-wit**

Lot 66, according to the Final Plat of Belvedere Cove Phase 1, as recorded in Map Book 35, Page 45, in the Probate Office of Shelby County, Alabama.

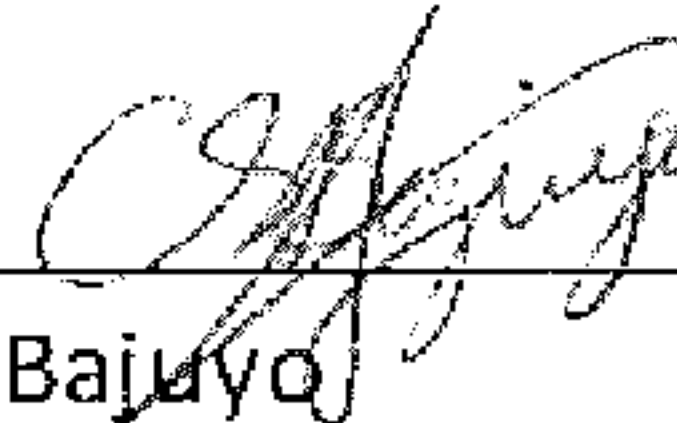
Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to

sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 1 day of November 2023.



Celeste G. Bajuyo

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Celeste G. Bajuyo**, 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 this conveyance, she has executed the same voluntarily on the day the same bears date.

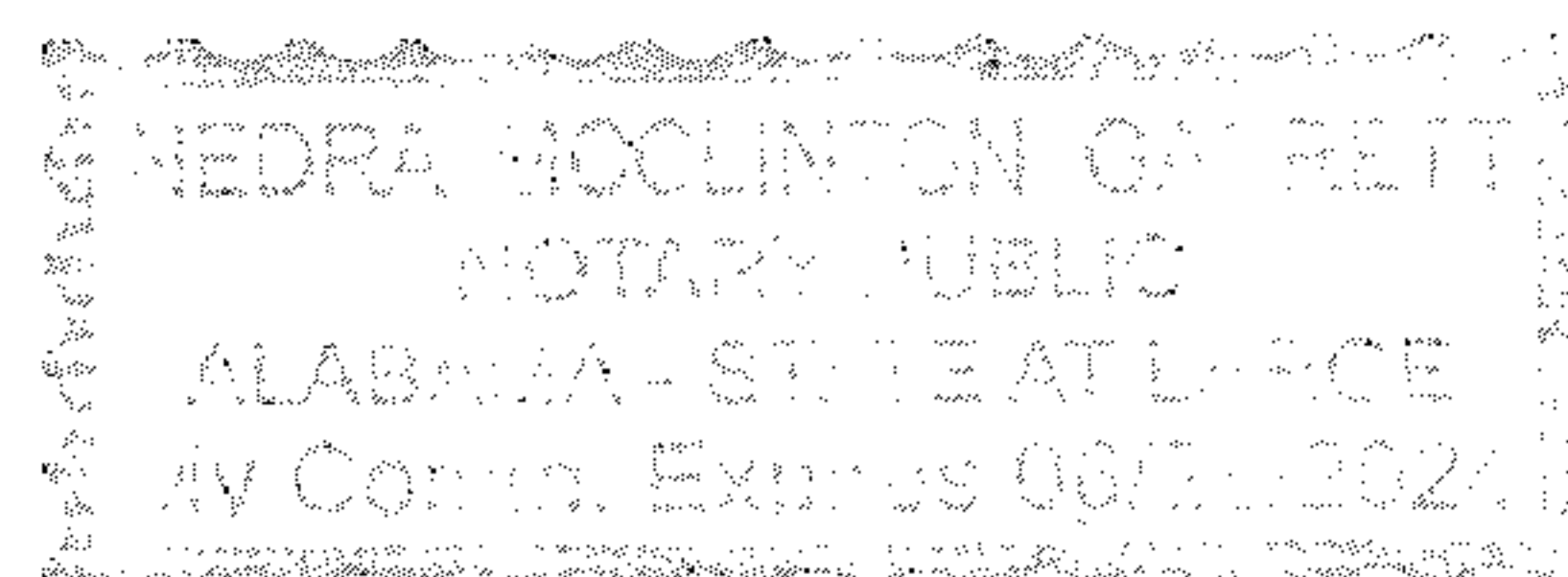
Given under my hand and official seal this the 1 day of November 2023.



NEDRA MCCLINTON GARRETT

NOTARY PUBLIC

My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2023 12:38:30 PM
\$385.00 MOLLY
20231102000323050

