

Send tax notice to:
STEPHAN R McCLUSKEY
116 CRISFIELD CIRCLE
ALABASTER, AL, 35007

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2023378

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Three Thousand and 00/100 Dollars (\$253,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **HOWARD LOUIS KAPLAN and LISA ANN KAPLAN, HUSBAND AND WIFE** whose mailing address is: 2213 Manassas Dr. Birmingham, AL 35213 (hereinafter referred to as "Grantors") by **STEPHAN R McCLUSKEY and ARMANDO ENRIQUEZ** whose property address is: **116 CRISFIELD CIRCLE, ALABASTER, AL, 35007** hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

Lot 67, according to the Survey of Chesapeake Subdivision, as recorded in Map Book 37, Page 123, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Easement granted to Alabama Power Company recorded in Official Records Instrument No. 20060828000422400 and Instrument No. 20071114000522020.
4. Vacation granted in Official Records Instrument No. 20080527000213280.
5. Resolutions granted in Official Records Instrument No. 20091006000213280, Instrument No. 20121213000476580, and Instrument No. 20131205000471840.
6. Covenants, conditions and Restrictions as set forth in deed recorded in Instrument No. 20070307000104700.
7. Homeowners Association granted in Official Records Instrument No. 2007030700010300.

\$202,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7 day of December, 2023.

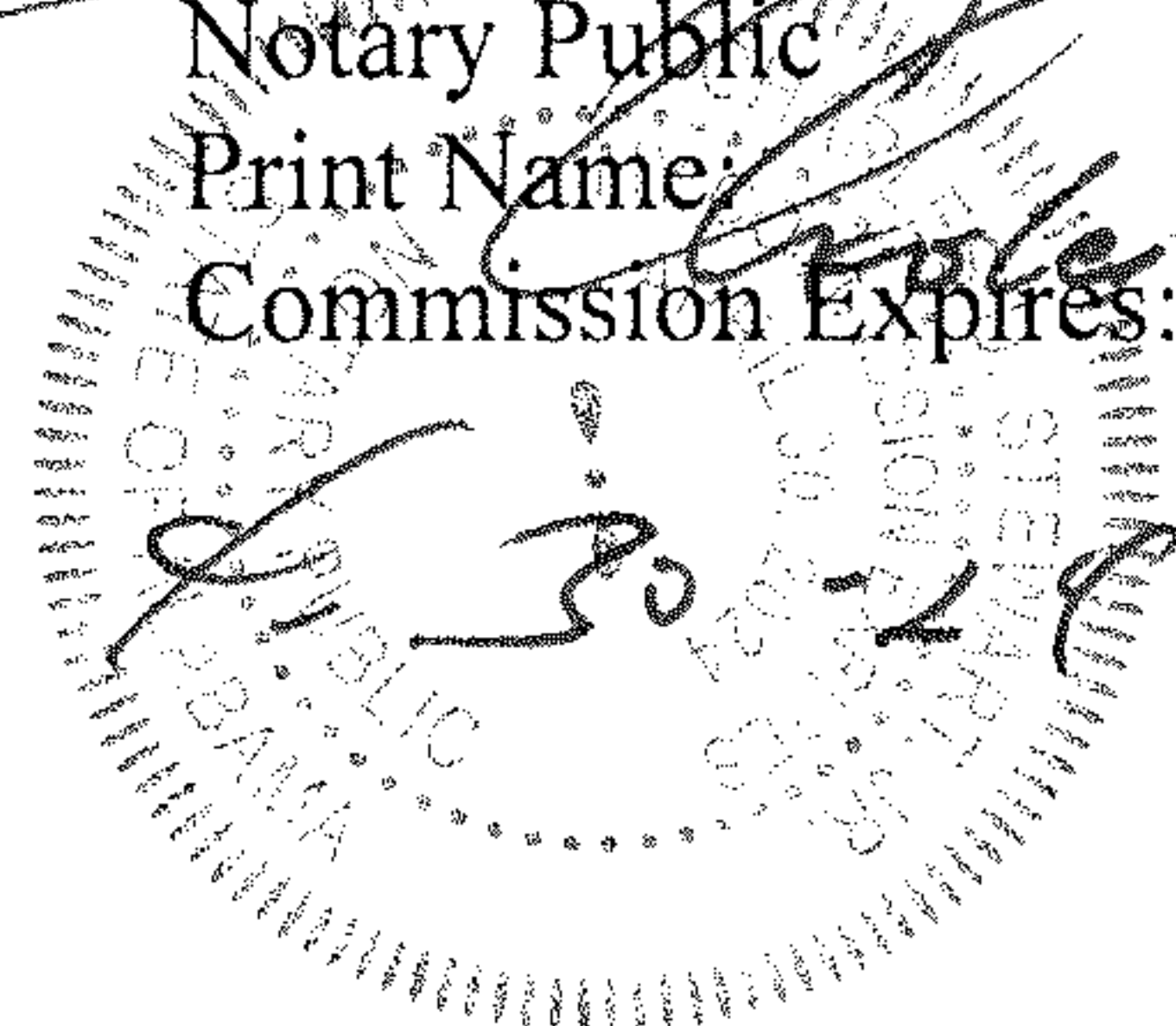

HOWARD LOUIS KAPLAN

LISA ANN KAPLAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HOWARD LOUIS KAPLAN and LISA ANN KAPLAN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of December, 2023.


Notary Public
Print Name: Brittani
Commission Expires: 12-30-24




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2023 03:03:53 PM
\$76.00 BRITTANI
20231204000350230

