

SEND TAX NOTICE TO:

Aaron Dane Lawley
925 Savannah Lane
Calera, AL 35040

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 **TWO HUNDRED SIXTY ONE THOUSAND AND 00/100 (\$261,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher Tyler Kent and Christian Kent f/k/a Christian Nicodemus, husband and wife**, whose address is **112 Cambridge Trail, Alabaster, AL 35007**, (hereinafter "Grantor", whether one or more), by **Aaron Dane Lawley**, whose address is **925 Savannah Lane, Calera, AL 35040**, (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, **Aaron Dane Lawley**, the following described real estate situated in Shelby County, Alabama, the address of which is **925 Savannah Lane, Calera, AL 35040** to-wit:

Lot 18, according to the Survey of Savannah Pointe, Sector II, Phase IV as recorded in Map Book 29, Page 45 in the Office of the Judge of Probate of Shelby County, Alabama.

Christian Kent is one and the same person as Christian Nicodemus, grantee in that certain deed dated June 29, 2018 and recorded on July 03, 2018 in Instrument No. 20180703000237700 in the Office of the Judge of Probate of Shelby County, Alabama.


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 \$227,000.00 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 29th day of February, 2024.


Christopher Tyler Kent


Christian Kent f/k/a Christian Nicodemus

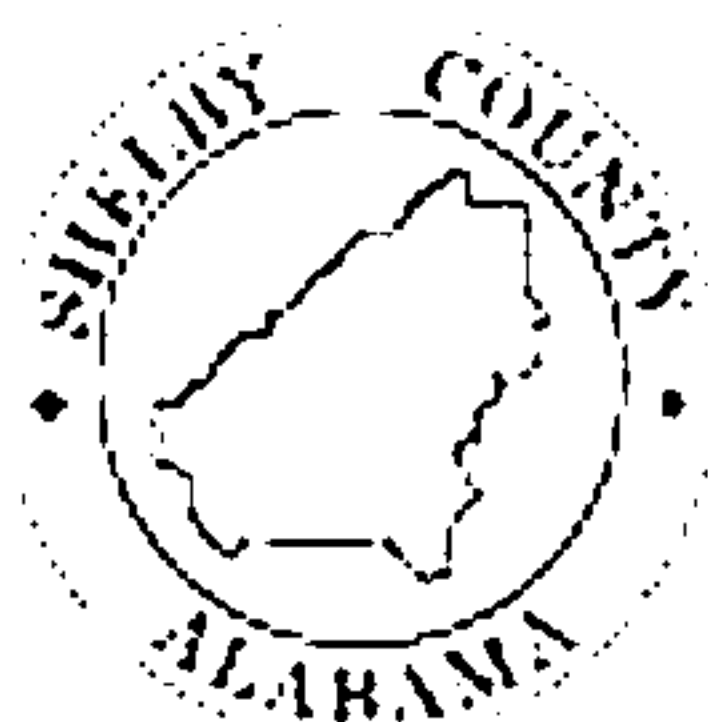
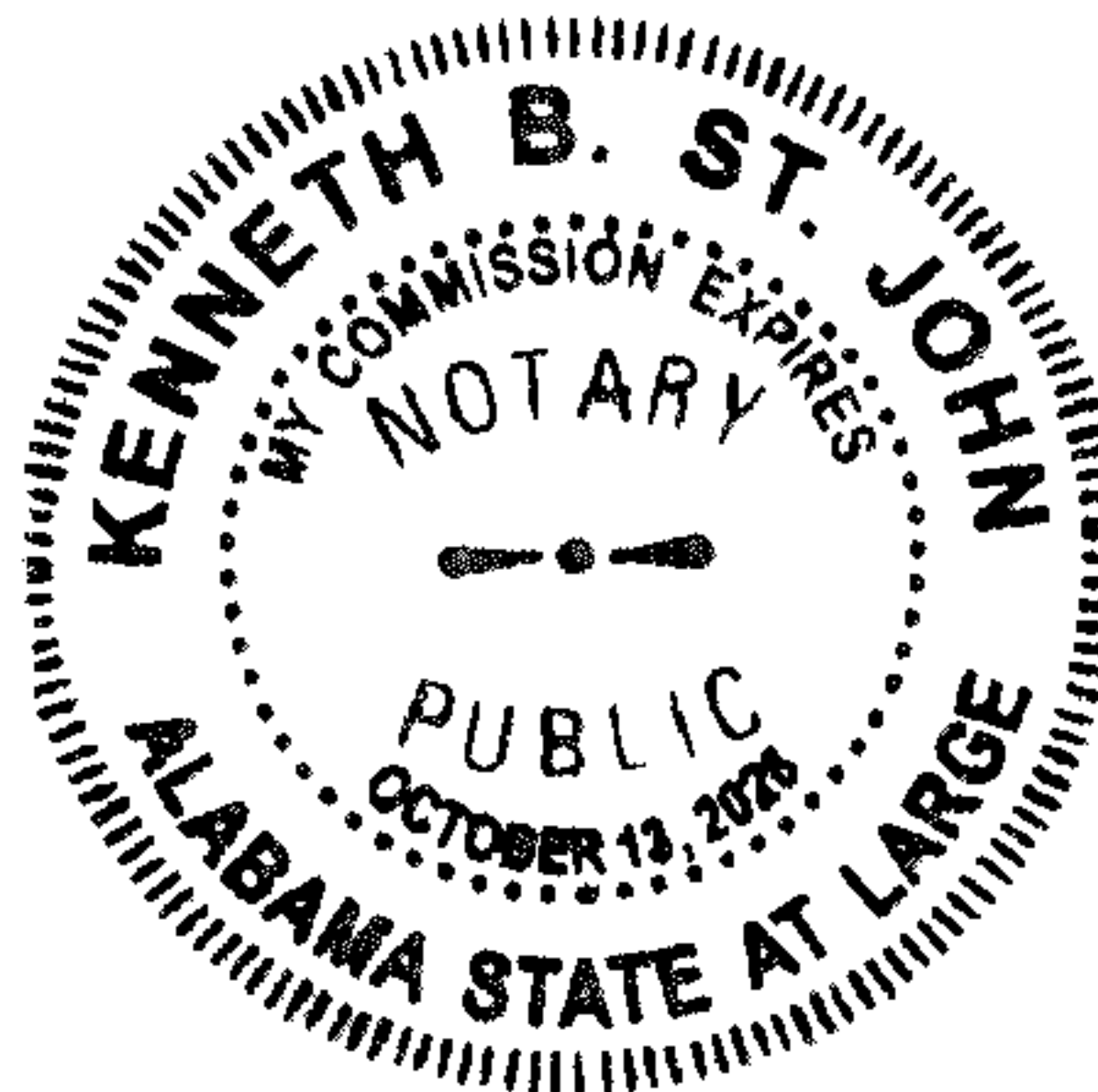
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher Tyler Kent and Christian Kent f/k/a Christian Nicodemus, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February, 2024.



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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/29/2024 12:24:45 PM
\$60.00 BRITTANI
20240229000053180

