

Send Tax Notice to:
Jeremiah Chizinga and Giorgina W.
Chizinga
316 Nottingham Drive
Calera, AL 35040

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

File: BHM-24-36

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$287,500.00)** 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 **Kiara M. Fiegi and Kendall J. Keel, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

553 Truman Drive, Goose Creek, SC 29445

by **Jeremiah Chizinga and Giorgina W. Chizinga (herein referred to as "Grantee," whether one or more),** whose mailing address is

316 Nottingham Drive, 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 **316 Nottingham Drive, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$282,292.00 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.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29th day of February, 2024

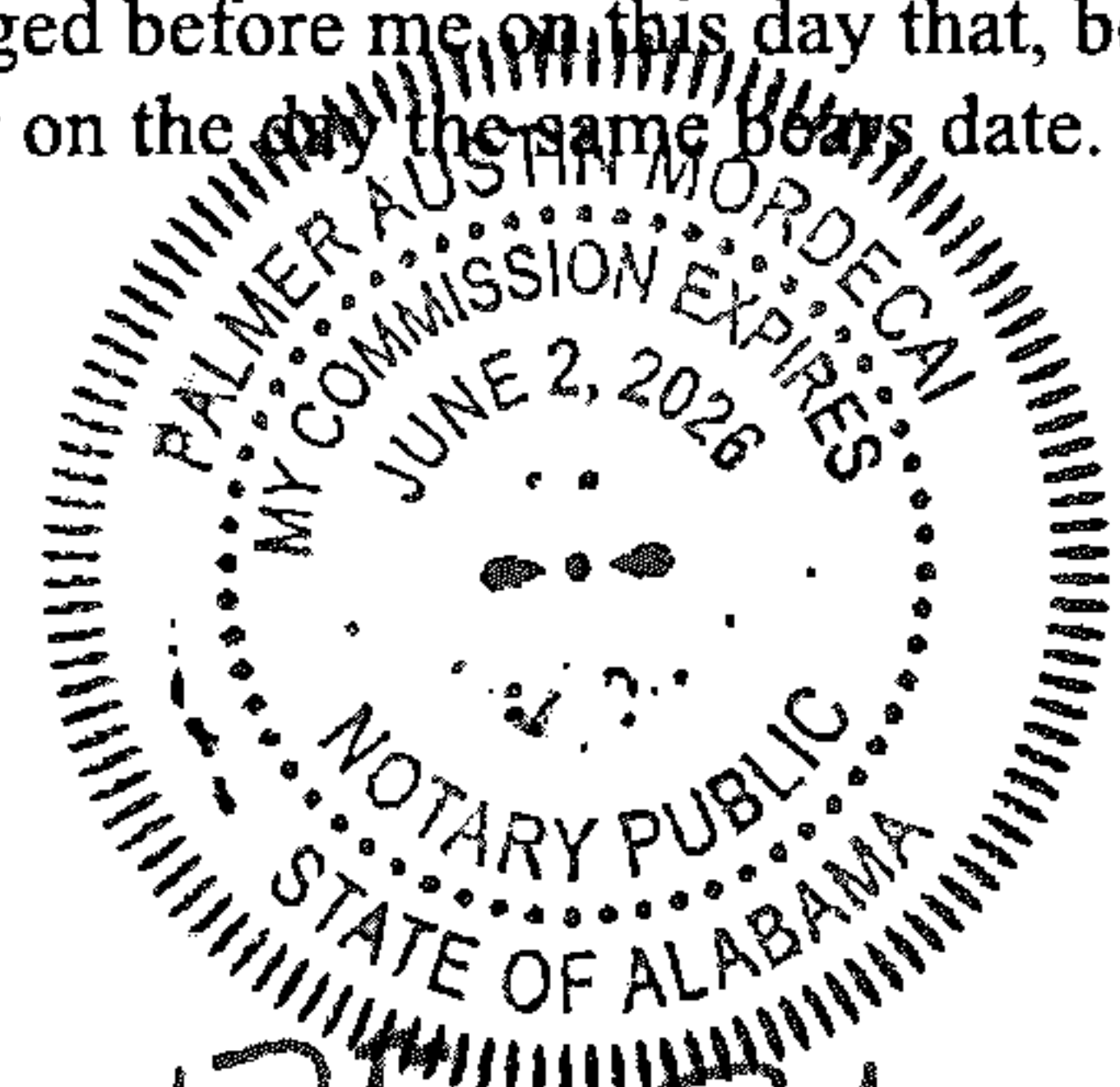
Kiara M. Fiegi
Kiara M. Fiegi

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kiara M. Fiegi whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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

Palmer Austin Mordecai
Notary Public
My Commission Expires:



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17th day of February, 2024

Kendall J. Keel
Kendall J. Keel

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kendall J. Keel whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2024.

Palmer Austin Mordecai
Notary Public
My Commission Expires:

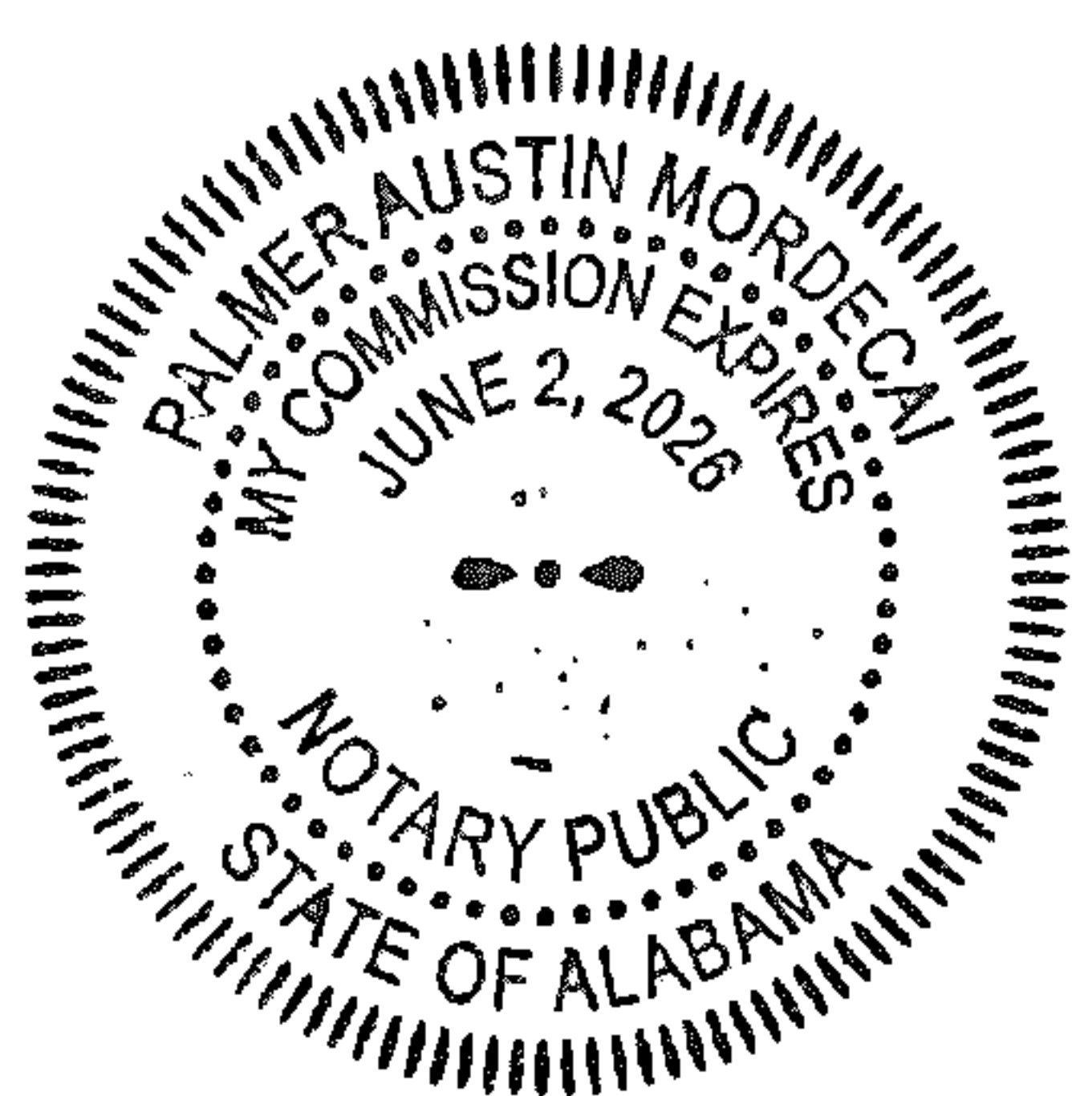
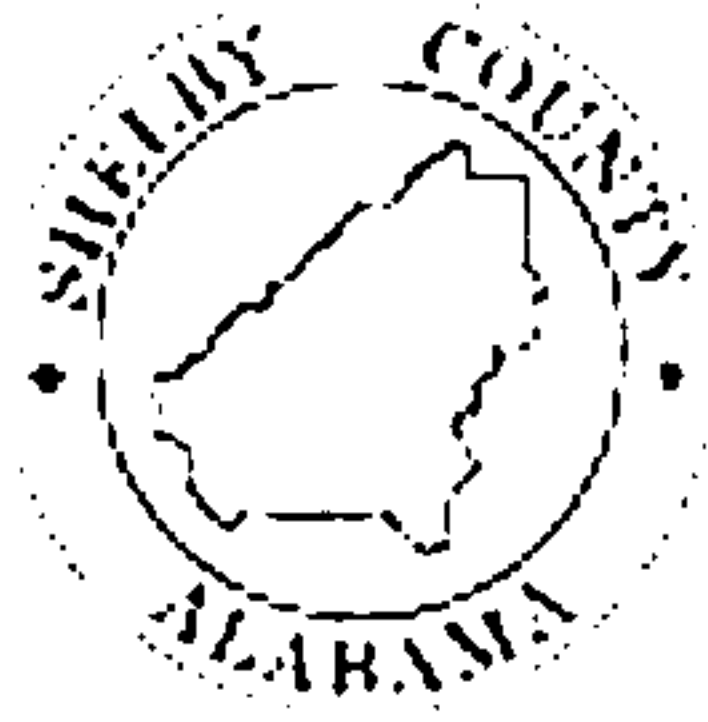


EXHIBIT A

Property 1:

Lot 1, according to the resurvey of Lot 1, Nottingham Phase II as recorded in Map Book 33, Page 140, in the Office of the Judge of Probate, Shelby County, Alabama. Commonly known as 316 Nottingham Drive, Calera, AL 35040



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2024 08:12:18 AM
\$33.50 PAYGE
20240301000054040

Allie S. Bayl