

Send tax notice to:
Sharon Denise Morgan
126 Canyon Trail
Pelham, AL, 35124

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

STATE OF ALABAMA

2024100

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$229,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **My Place Rentals, LLC, a Limited Liability Company**, whose mailing address is 1222 Edenton St. Birmingham 35242 (hereinafter referred to as "Grantor") by **Sharon Denise Morgan** whose property address is: **126 Canyon Trail, Pelham, AL, 35124** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, page 19 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 due and payable until October 1, 2024.
2. Building setback lines, rights of way, easements and restrictions as recorded in Map Book 19, page 19, in the Probate Office.
3. Restrictions, covenants and conditions set out in instrument recorded in Instrument #1994-35220 in the Probate Office.
4. Transmission Line Permit to Alabama Power Company recorded in Deed Book 223, page 80; Deed Book 102, page 397; Deed Book 127, page 597, and Deed Book 134, page 37, in the Probate Office.
5. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways, and entrance.
6. Rights or claims of interested parties in possession of any outstanding leases not shown by public records.

\$223,003.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

There have been no changes in the Articles of Organization or Operating Agreement for My Place Rentals, LLC.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, MY PLACE RENTALS, LLC, by Marty Nunley and Ellen A Nunley, its, Members who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 10 day of April, 2024.

My Place Rentals, LLC

By: [Signature]
Marty Nunley, Member

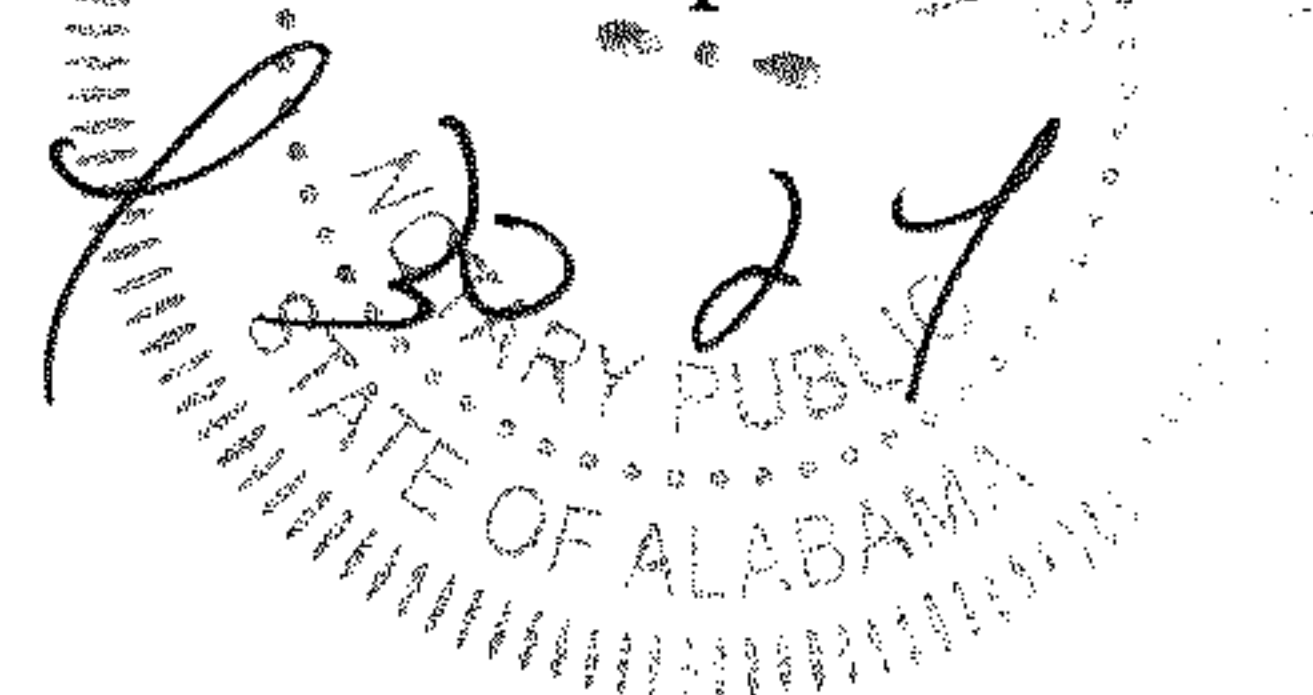
By: [Signature]
Ellen A Nunley, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Nunley and Ellen A Nunley, whose names as Members of My Place Rentals, LLC, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 10 day of April, 2024.

Notary Public
Print Name: [Signature]
Commission Expires: [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2024 12:24:45 PM
\$32.00 JOANN
20240416000110500

[Signature]