

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:**
William Blaising
3442 Indian Lake Drive
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy-Two Thousand and 00/100 Dollars (\$72,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Victor R Boone, unmarried

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

William Blaising

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 32, according to the Applegate Manor Re-Survey, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 9 day of May, 2024.



Victor R Boone

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Victor R Boone** 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9 day of May, 2024

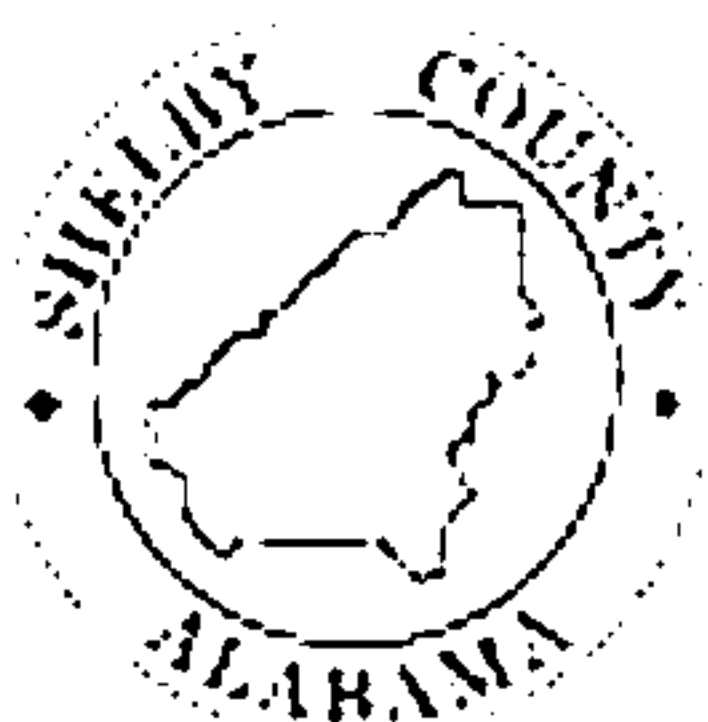
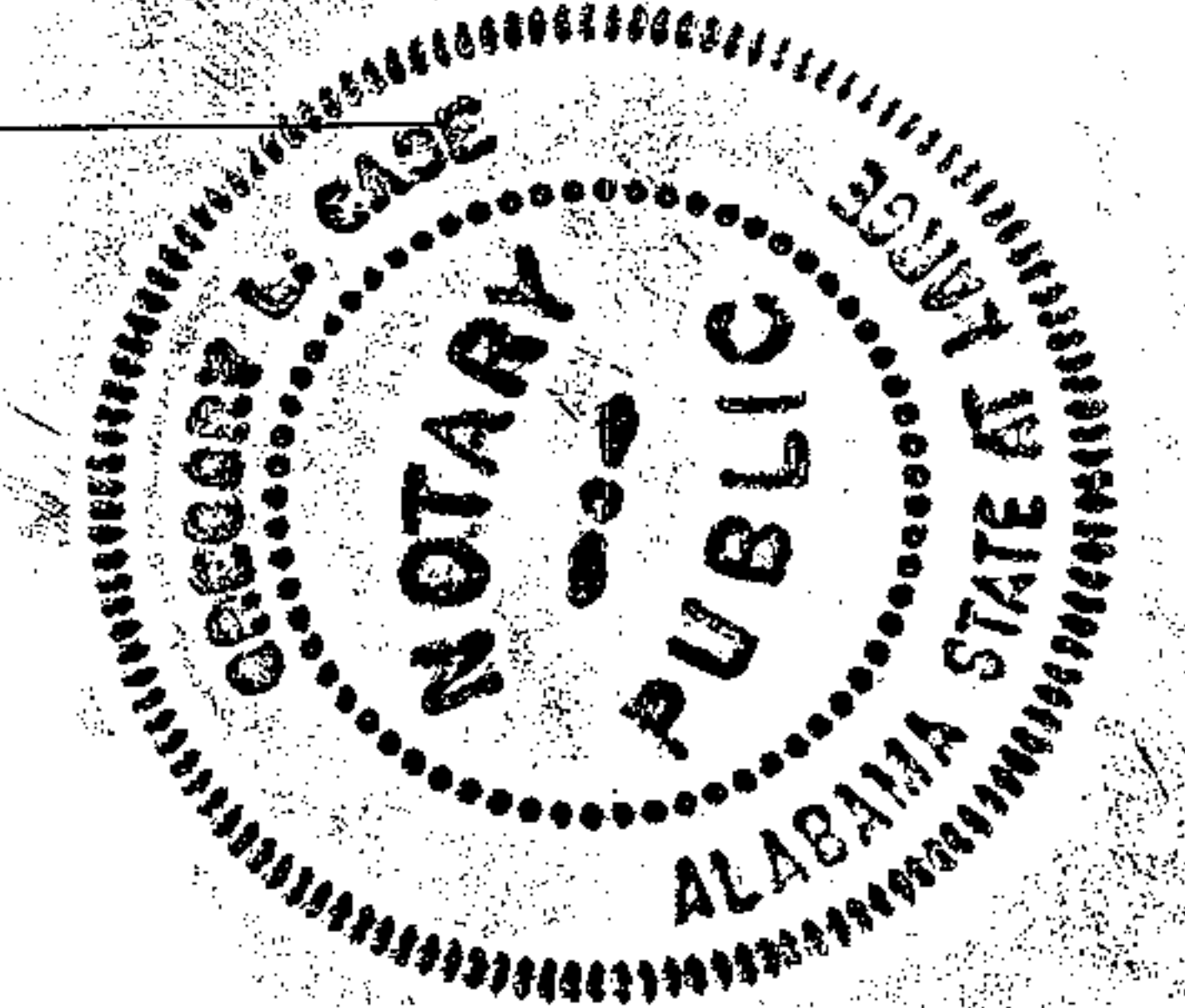
My Commission Expires: 07/20/2026


Notary Public

Grantor's Address: 1306 Applegate Dr. Alabaster, AL 35007

Property Address: 1306 Applegate Dr Alabaster, AL 35007

Parcel ID Number: 23 2 10 1 005 030.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2024 11:38:09 AM
\$97.00 BRITTANI
20240510000139430

