

SEND TAX NOTICE TO:
Christopher Lee and Amanda Lee
160 Lakeland Ridge
Chelsea, AL 35043

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 **FOUR HUNDRED FIFTY SIX THOUSAND AND 00/100 (\$456,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sean Alcazar and Beth Alcazar, a married couple**, whose address is 259 Shore Front Lane, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **Christopher Lee and Amanda Lee**, whose address is 160 Lakeland Ridge, Chelsea, AL 35043, (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 **Christopher Lee, and Amanda Lee, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **160 Lakeland Ridge, Chelsea, AL 35043 to-wit:**

LOT 35B, ACCORDING TO THE RESURVEY OF LOTS 33 AND 34 AND A RESURVEY OF LOT 35A OF RESURVEY OF LOT 35 AND 36A OF OAKLYN HILLS, PHASE 4, AS RECORDED IN MAP BOOK 41, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

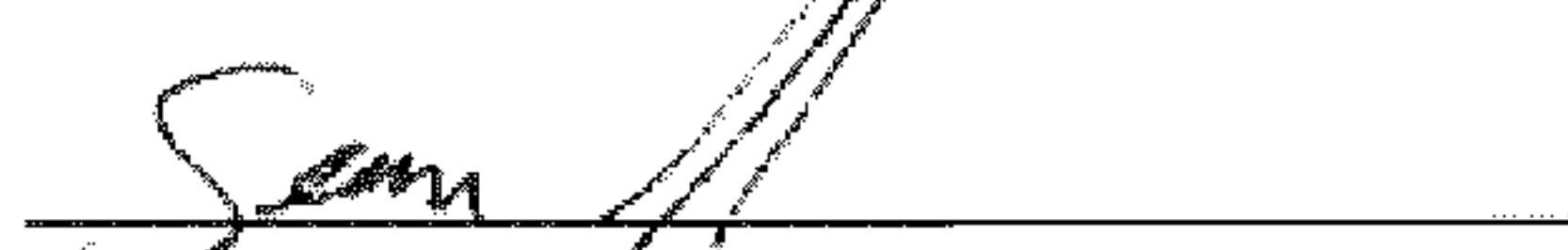
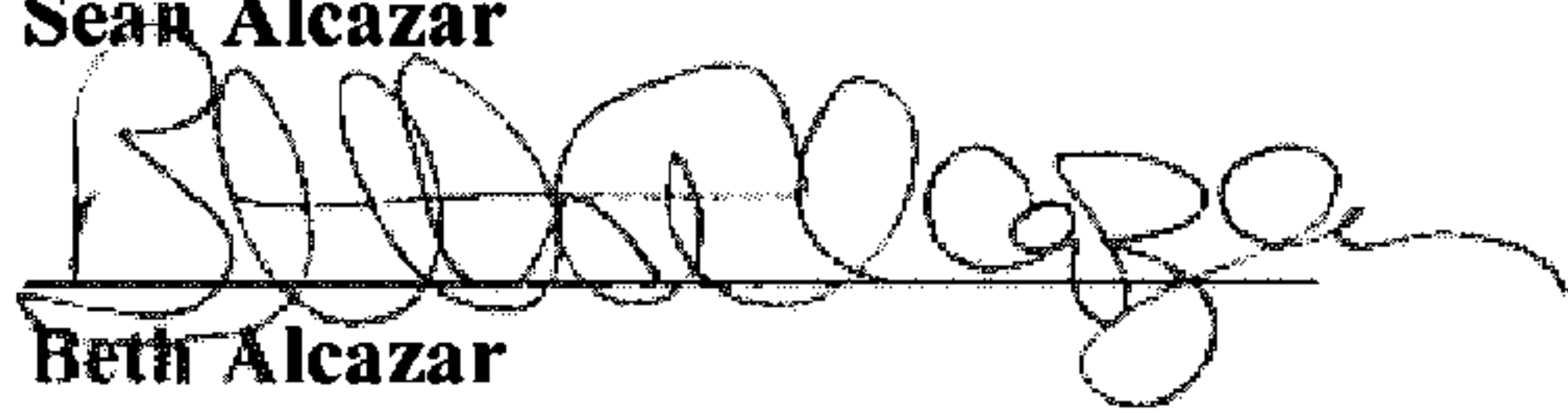
ALSO, BENEFICIAL RIGHTS IN AND TO THE USE OF EASEMENT DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 35, OAKLYN HILLS-PHASE 4, AS RECORDED IN MAP BOOK 36, PAGE 96, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE NORTH 76 DEG. 26 MIN. 59 SEC. WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 1 DEG. 34 MIN. 24 SEC. WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 64 DEG. 38 MIN. 51 SEC. EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 54 DEG. 26 MIN. 18 SEC. EAST, A DISTANCE OF 125.10 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 35; THENCE SOUTH 75 DEG. 37 MIN. 36 SEC. WEST ALONG SAID NORTH LINE A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA, ALSO BEING SHOWN ON MAP BOOK 39, PAGE 34, IN THE PROBATE OFFICE 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 \$447,740.00 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 10th day of May, 2024.

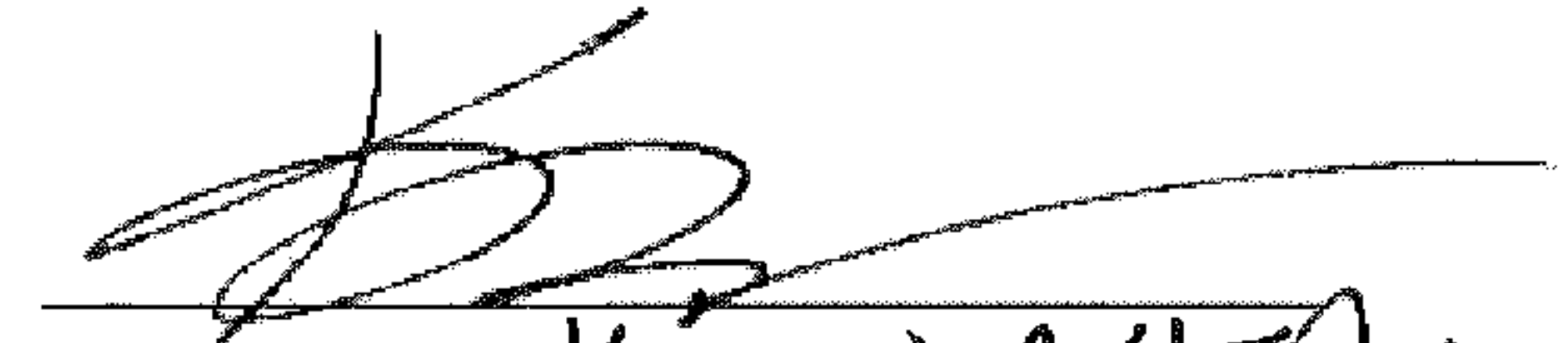

Sean Alcazar

Beth Alcazar

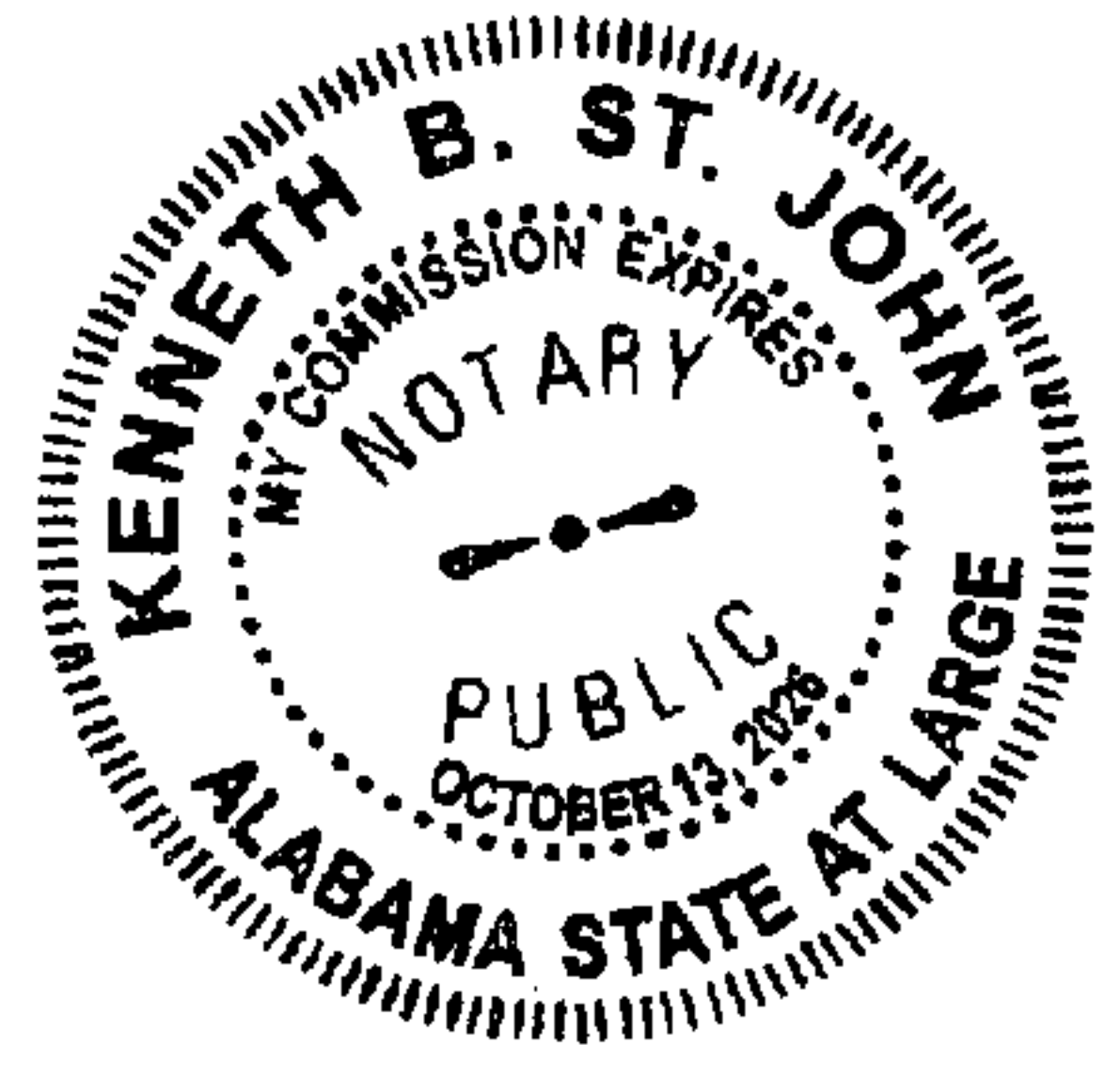
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STATE OF ALABAMA
COUNTY OF JEFFERSON *Shelby*

I, the undersigned Notary Public in and for said County and State, hereby certify that Sean Alcazar and Beth Alcazar 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 10th day of May, 2024.


Notary Public: *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
05/17/2024 09:12:04 AM
\$33.50 PAYGE
20240517000146450

Allie S. Beal