

Send tax notice to:
Jayson E Dobelstein
5191 Redfern Way
Birmingham, AL, 35242

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

STATE OF ALABAMA

2024182

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Six Thousand Nine Hundred and 00/100 Dollars (\$436,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Nicholas LaCasse and Kathryn LaCasse, husband and wife**, whose mailing address is 7848 Northport Avenue, Kahmazoo, MT 49009 (hereinafter referred to as "Grantors") by **Jayson E Dobelstein and Jerri J Dobelstein and Jay Edward Dobelstein and Rebecca B Dobelstein**, whose property address is: **5191 Redfern Way, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, page 150, 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 yet due and payable until October 1, 2024.
2. Agreement with Alabama Power Company as recorded in Misc. Book 54, page 166; Misc. Bok 54, page 170, and Deed Book 353, page 975, in Probate Office.
3. Oil, gas, petroleum and sulphur, together with all rights, incident thereto, as reserved in Deed Book 127, page 140, in the Probate Office.
4. Covenants, conditions and restrictions as set out in Misc. Book 52, page 542 and Map Book 8 page 150 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 40, page 265, and Deed Book 32, page 306 in Probate Office.
6. Terms and conditions set forth in Articles of Incorporation of Meadowbrook Homeowners Association, Inc. record in Book 28, page 183, and Book 28, page 279 in Probate Office.

\$415,055.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 6 day of June, 2024.



Nicholas LaCasse

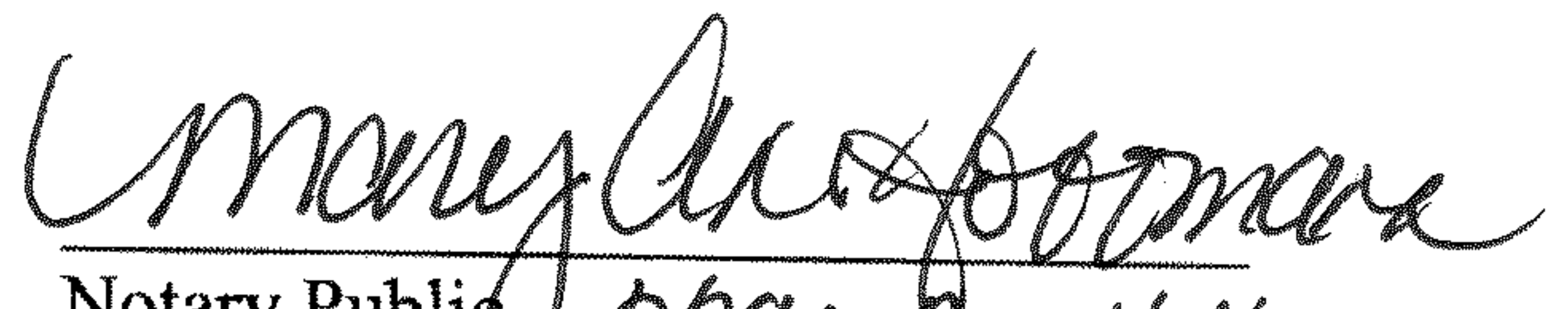


Kathryn LaCasse

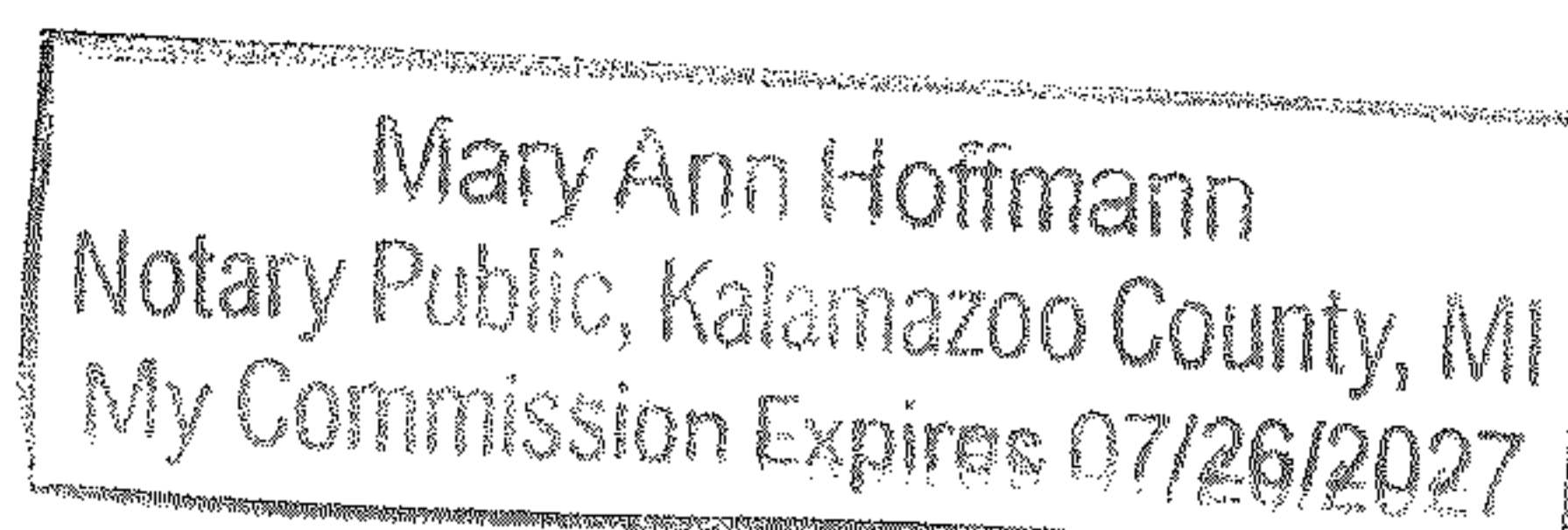
STATE OF MICHIGAN
COUNTY OF Kalamazoo

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicholas LaCasse and Kathryn LaCasse whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of June, 2024.



Notary Public Mary Ann Hoffmann
Print Name:
Commission Expires: 7-26-2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2024 11:05:53 AM
\$49.00 JOANN
20240610000171390

