

Send Tax Notice to:

Kaitlyn Elizabeth Young
137 Canyon Place
Pelham, AL 35124

[Space Above This Line for Recording Data]

WARRANTY DEED

Source of Title: Instrument #2011010600005320

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **One Hundred Ninety Eight Thousand Seven Hundred Fifty and 00/100 Dollars (\$198,750.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Paul A. DeCarlo, a married man as to his non-homestead**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is

1039 Lake Point Lane Hoover AL 35244

does hereby grant, bargain, sell and convey unto **Kaitlyn Elizabeth Young**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 137 Canyon Place Pelham AL 35124, for and the following described real estate, situated in Shelby County, Alabama, having an address of 137 Canyon Place, Pelham, AL 35124, to wit:

Lot 18, 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 the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$195,149.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their 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 the 21st day of AUGUST, 2024.

Paul A. DeCarlo
Paul A. DeCarlo

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, NATHAN R. CORDLE, a Notary Public in and for said county in said state, hereby certify that **Paul A. DeCarlo**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

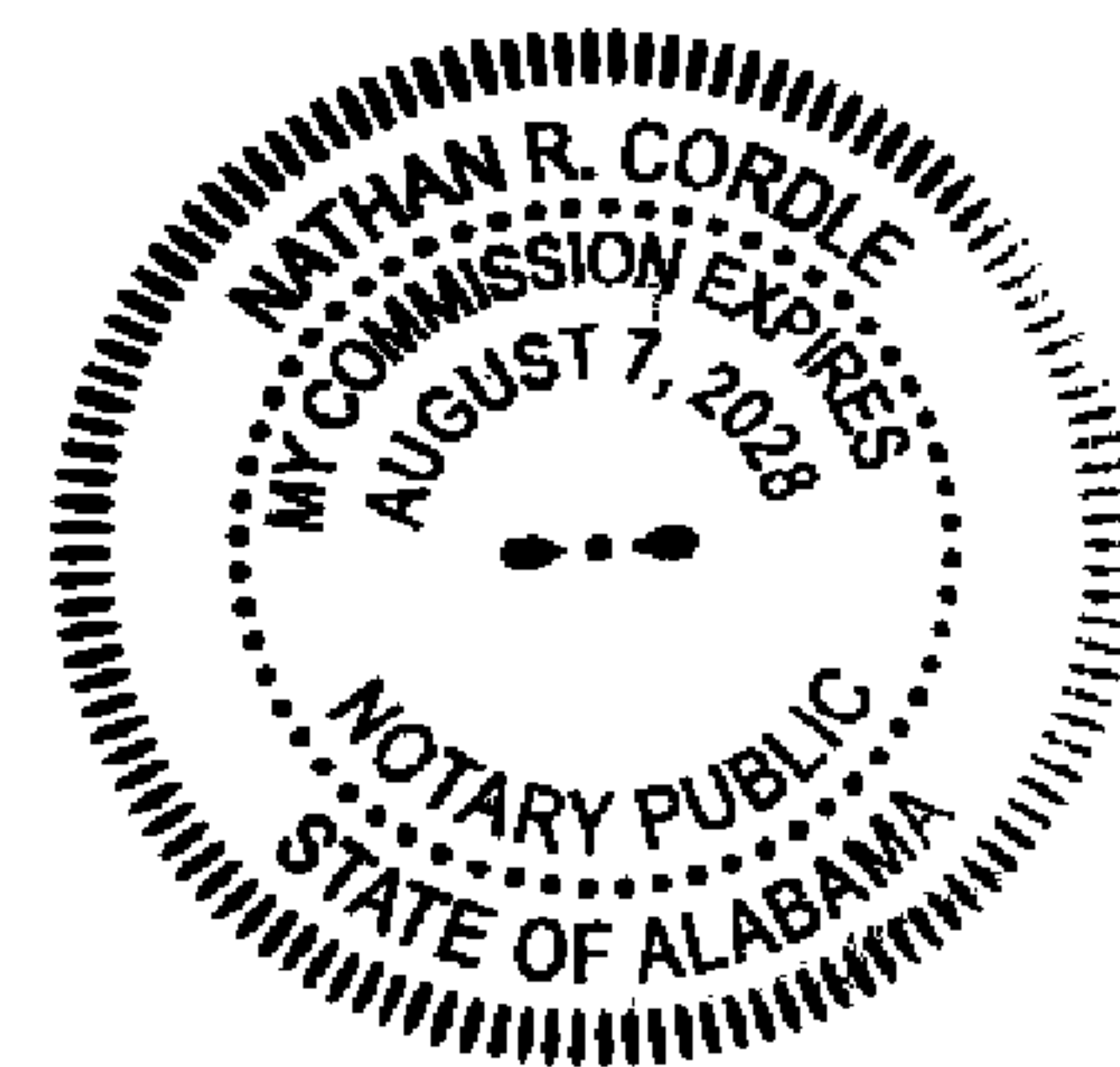
WITNESS my hand and official seal in the county and state aforesaid this the 21st day of AUGUST, 2024.

Nathan R. Cordle
Notary Public

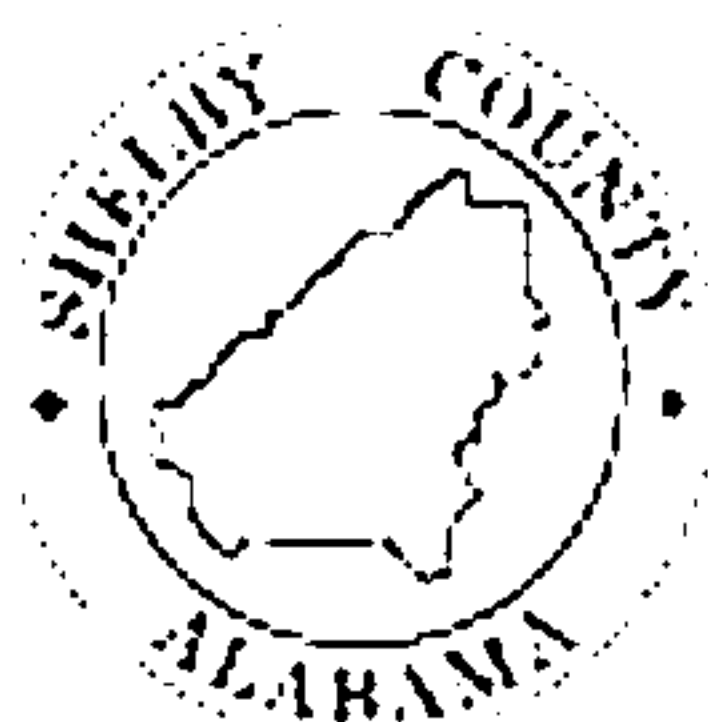
[SEAL]

My Commission Expires: 8/7/2028

This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
1801 Oxmoor Road, Suite 100
Birmingham, AL 35209
(205) 454-9121



File No.: ATB4248



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2024 02:13:38 PM
\$29.00 JOANN
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Allie S. Bayl