

**SEND TAX NOTICE TO:**

Keresha Mingo  
309 Forest Lakes Drive  
Sterrett, AL 35147

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 **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$225,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kathryn Rothell, an unmarried person**, whose address is 3300 Shallowford Circle, Vestavia Hills, AL 35216, (hereinafter "Grantor", whether one or more), by **Keresha Mingo**, whose address is 309 Forest Lakes Drive, Sterrett, AL 35147, (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 **Keresha Mingo**, the following described real estate situated in Shelby County, Alabama, **the address of which is 309 Forest Lakes Drive, Sterrett, AL 35147 to-wit:**

**Lot 686, according to the Survey of Forest Lakes, 12th Sector, as recorded in Map Book 34, Page 3, in the Office of the Judge of Probate 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 **\$218,250.00** executed and recorded simultaneously herewith. Also subject to a third-party 2<sup>nd</sup> mortgage in the amount of **\$6,750.00** executed and recorded simultaneously herewith.

**Keresha Mingo is one and the same person as Keresha D. Mingo.**

**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 7th day of October, 2024.

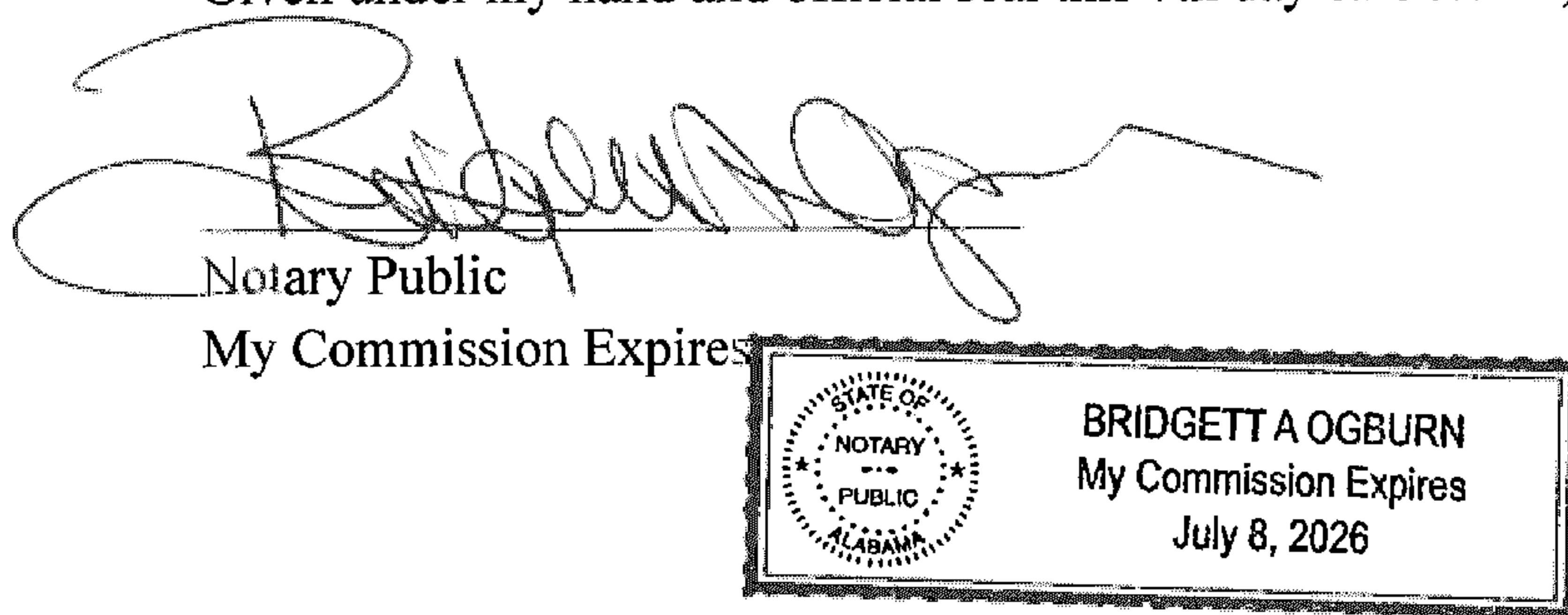
Kathryn Rothell

**Kathryn Rothell**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kathryn Rothell 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 7th day of October, 2024.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/09/2024 11:39:50 AM  
\$26.00 PAYGE  
20241009000317390

*Allen S. Bayl*

