

SEND TAX NOTICE TO:

Dylon Hovanec
232 Calloway Lane
Pelham, AL 35124

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 THIRTY EIGHT THOUSAND AND 00/100 (\$238,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jason P. Cremer and Lauren Elizabeth Rozof, husband and wife**, whose address is 2324 Kala Street, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Dylon Hovanec**, whose address is 232 Calloway Lane, Pelham, AL 35124 (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, **Dylon Hovanec**, the following described real estate situated in Shelby County, Alabama, **the address of which is 232 Calloway Lane, Pelham, AL 35124 to-wit:**

Lot 52, according to the Survey of Calloway Cove, Plat No. 1, as recorded in Map Book 31, Page 67, in the Probate Office of Shelby County, Alabama.

Lauren Elizabeth Rozof is also known as Lauren Rozof Cremer, she being one and the same person.

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 \$226,100.00 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 11th day of October, 2024.



Jason R. Cremer

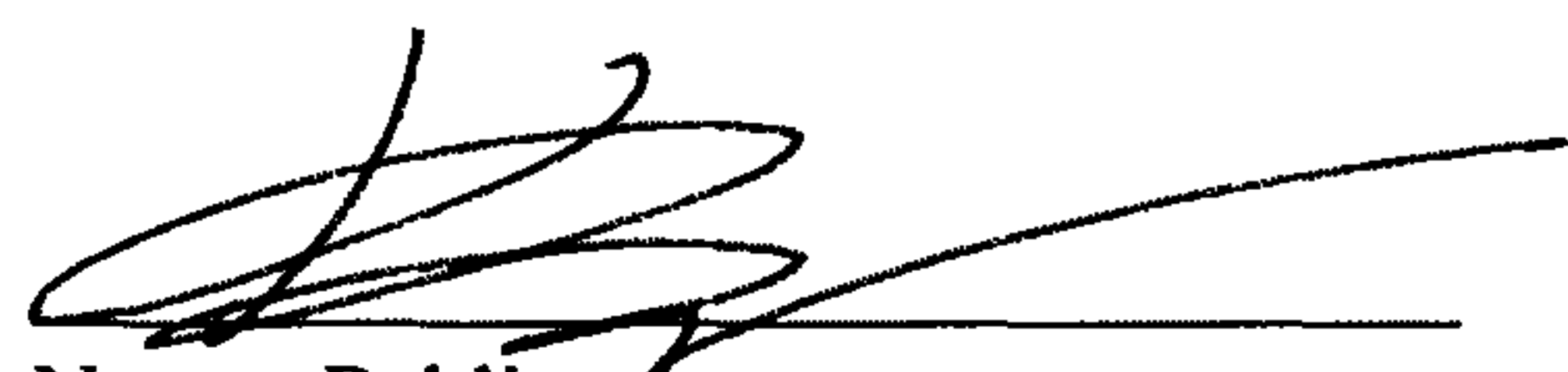


Lauren Elizabeth Rozof

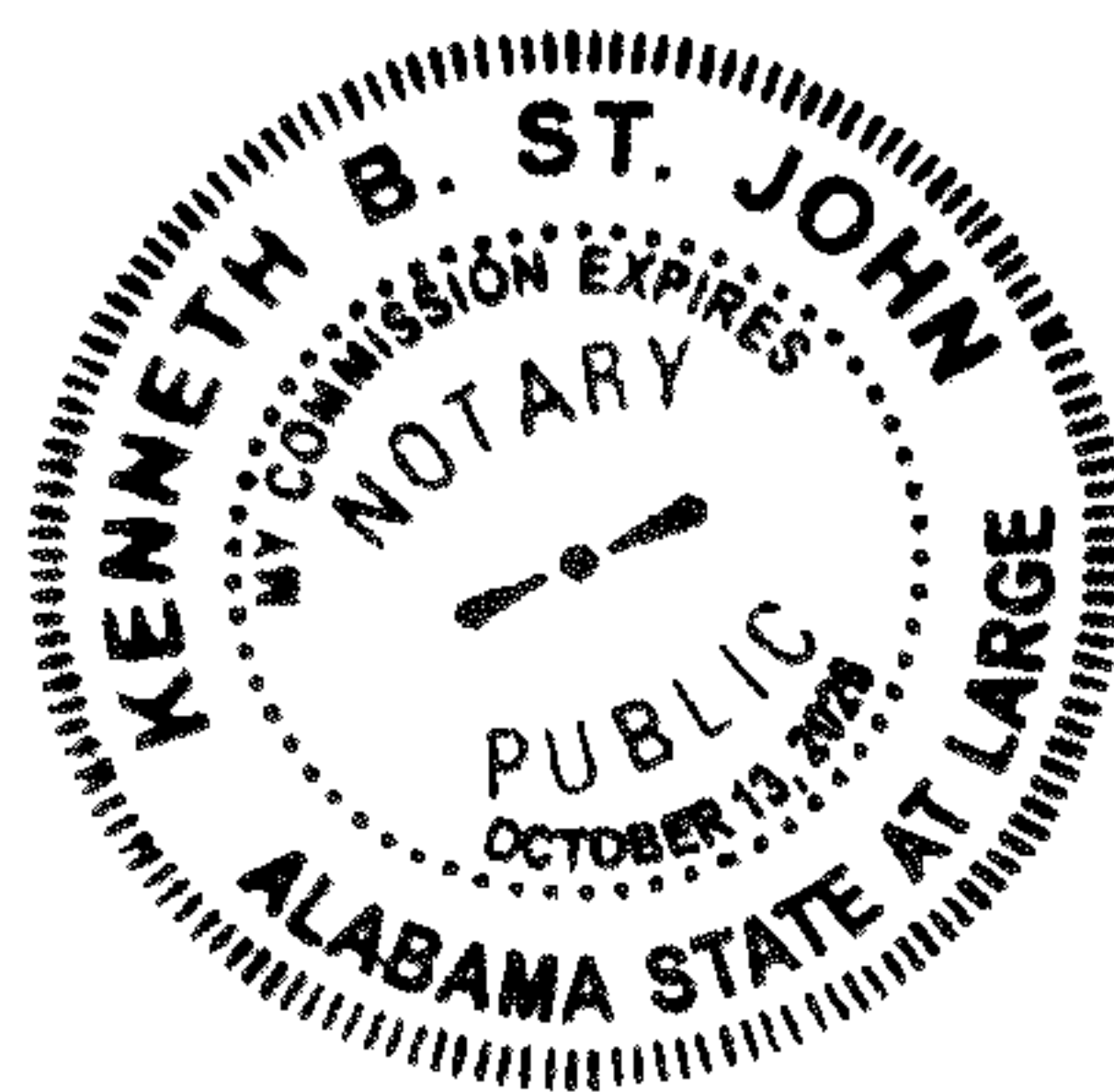
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jason P. Cremer** and **Lauren Elizabeth Rozof** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2024.



Notary Public
Print Name: **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
10/11/2024 03:14:22 PM
\$38.00 DANIEL
20241011000320890

