

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Julie Ann L. Stanley
1552 Laurens Street
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Paul Norman Larsen, a married man

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

Julie Ann L. Stanley

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 105-A, according to the Final Plat of the Residential Subdivision Beaumont - Phase 4, Resurvey of Lots 85-99 and 102-110, as recorded in Map Book 39, page 83, in the Probate Office of Shelby County, Alabama.

Said property is not the homestead of the Grantor, nor the Grantor's spouse.
Title not examined by Preparer.

NOTE TO RECORDING CLERK: The tax assessed value of this property is \$435,000

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 29 day of October, 2024.

Paul Norman Larsen

Paul Norman Larsen

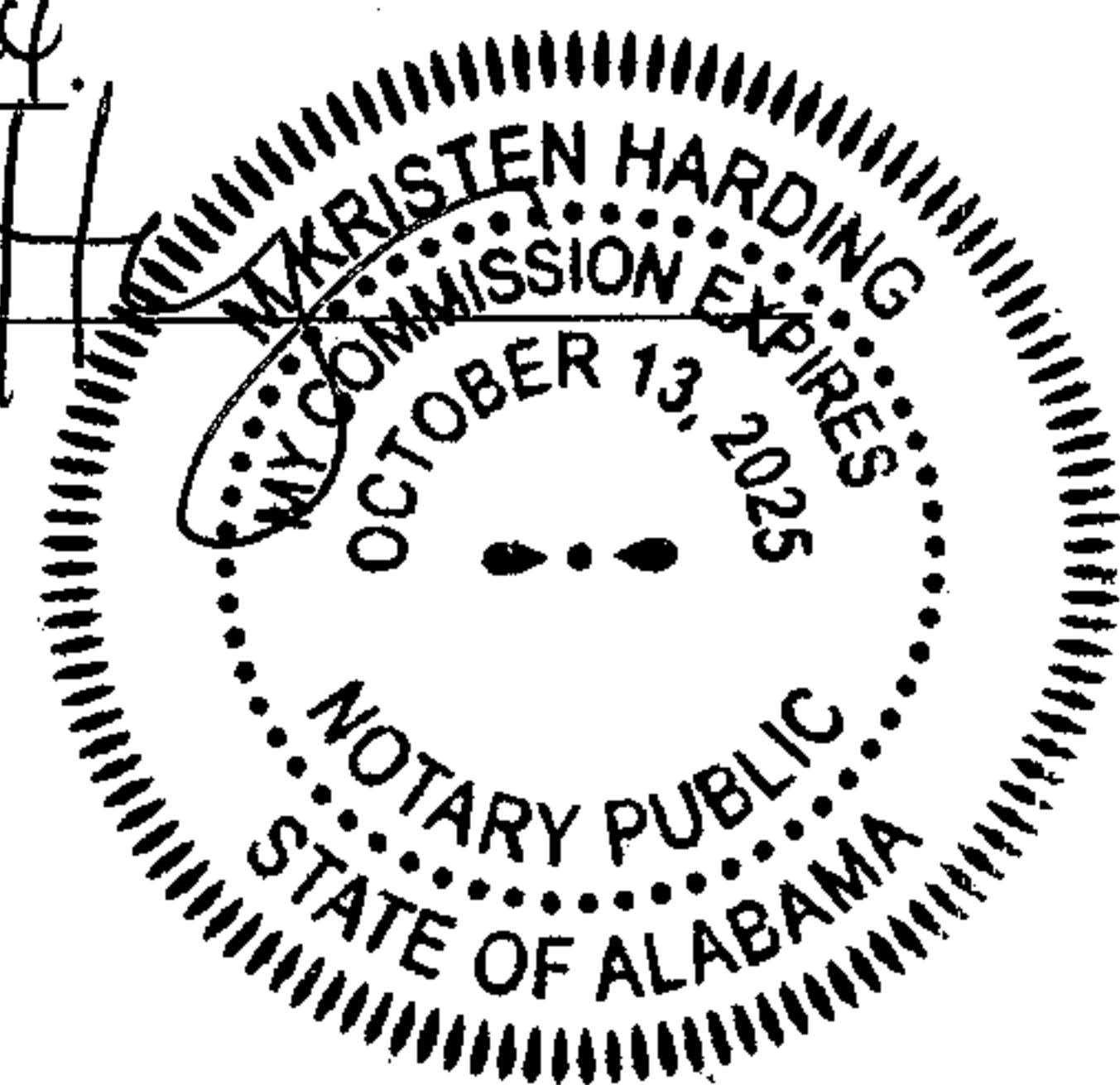
STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Paul Norman Larsen** whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29 day of October, 2024.

My Commission Expires:

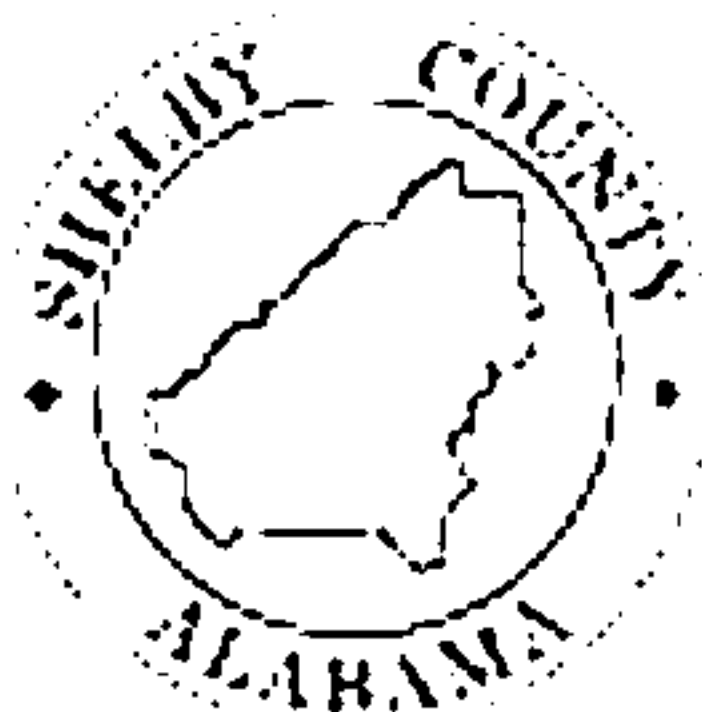
Kristen Harding
Notary Public



Grantor's Address: 5 Carlson Terrace, Fishkill NY 12524

Property Address: 1552 Laurens Street Birmingham, AL 35242

Parcel ID Number: 10 1 01 0 001 101.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2024 11:39:15 AM
\$460.00 DANIEL
20241105000344900

Allen S. Bayl