

Send tax notice to:
Alec Charles Slawinski
409 Oak Glen Lane
Birmingham, AL, 35244

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

STATE OF ALABAMA

2024389

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$424,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Robert Maglione and Cameron Kelley Maglione f/k/a Cameron McKenzie Kelley, husband and wife**, whose mailing address is **8432 NW 14th Street, Coral Springs, FL 30071**, (hereinafter referred to as "Grantors") by **Alec Charles Slawinski and Elizabeth Richmond Slawinski** whose property address is: **409 Oak Glen Lane, Birmingham, AL, 35244** 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 47, according to the Map and Survey of Oak Glen, First Sector, as recorded in Map Book 9, page 104, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easements and building lines as shown on recorded plat.
3. Restrictions, covenants and conditions as set out in Real 45 page 3 in the Probate Office, and any amendments thereto.
4. Right of way granted to Alabama Power Company set forth in Real 59, page 346, and Real 75, page 599 in the Probate Office.
5. Agreement with Alabama Power Company recorded in Real 53, page 904 in the Probate Office.
6. Terms, Agreements and Right of Way to Alabama Power Company recorded in Real 53, page 907 in the Probate Office.

\$417,203.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

CAMERON KELLEY MAGLIONE AND CAMERON MCKENZIE KELLEY ARE ONE AND THE SAME PERSON.

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 27 day of November, 2024.



Robert Maglione



Cameron Kelley Maglione

STATE OF FLORIDA
COUNTY OF Broward.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Maglione and Cameron Kelley Maglione 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 27 day of November, 2024.

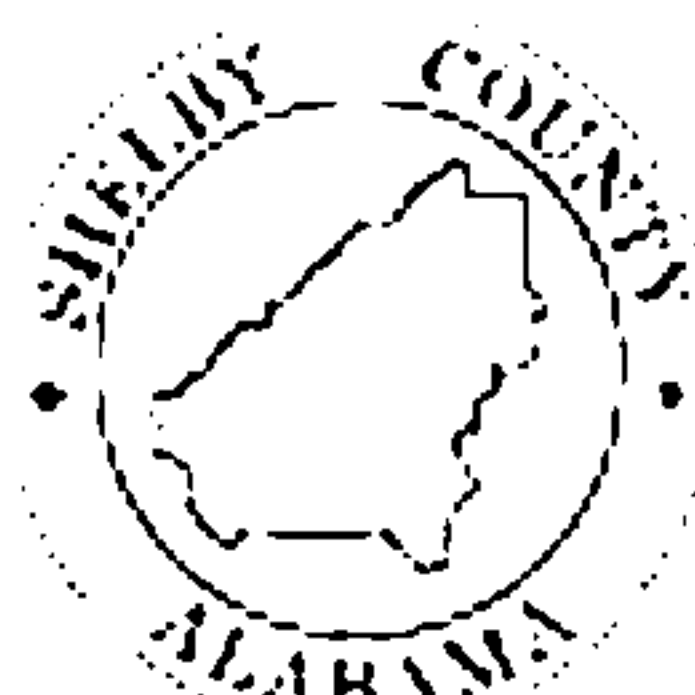
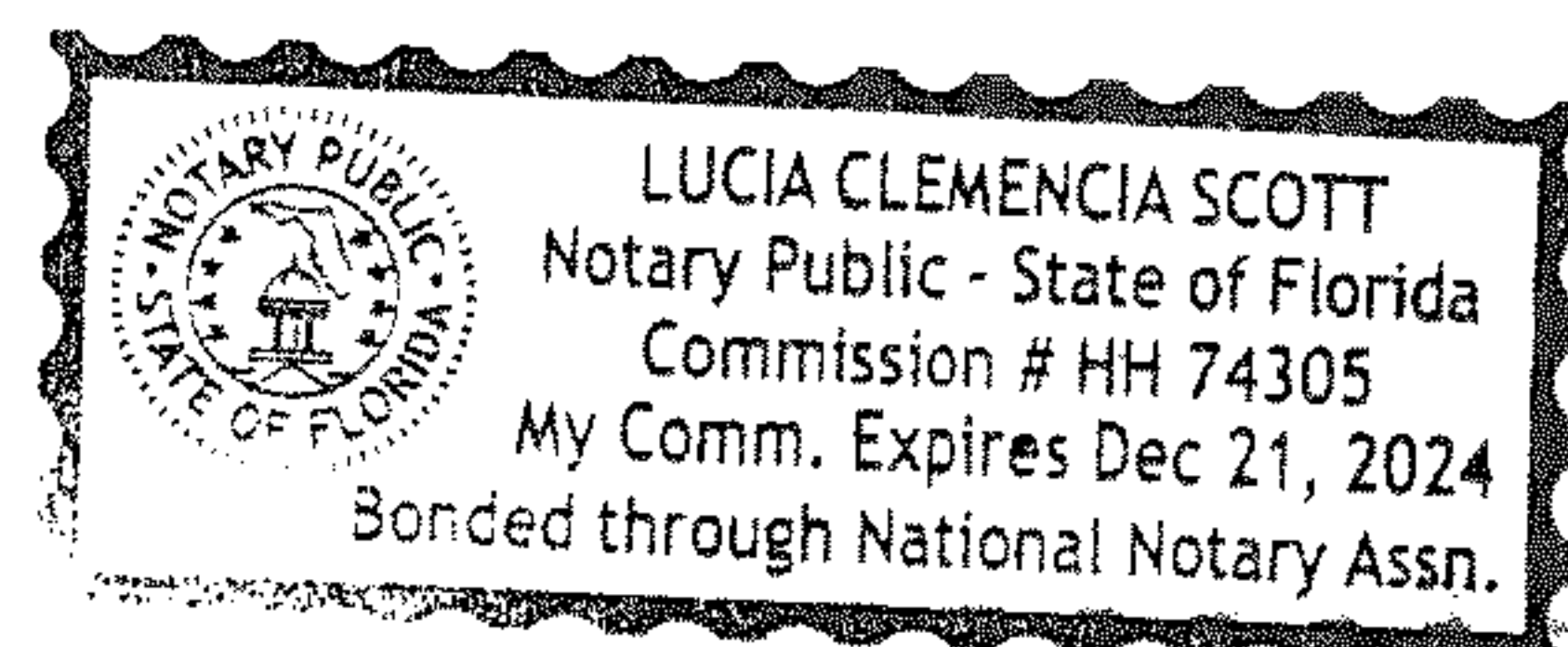


Notary Public

Print Name: Lucia Clemencia Scott

Commission Expires:

12/21/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2024 02:36:07 PM
\$451.00 PAYGE
20241203000372630

Allen S. Bayl