

Send tax notice to:
Martin Linsey Brown and Candice M. Brown
219 Quail Ridge Rd.
Helena, AL 35080-7634
HOV1800132

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20180418000129890
04/18/2018 10:19:53 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Thirty Two Thousand Nine Hundred and 00/100 Dollars (\$332,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Edward A. Warnick, III and Janet H. Warnick, husband and wife**, whose mailing address is 1307 Caliston Way, Pelham, AL 35124 (hereinafter referred to as "Grantors"), by **Martin Linsey Brown and Candice M. Brown** (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 49, according to the Survey of Quail Ridge Subdivision, as recorded in Map Book 22, Page 35, in the Probate Office of Shelby County, Alabama.

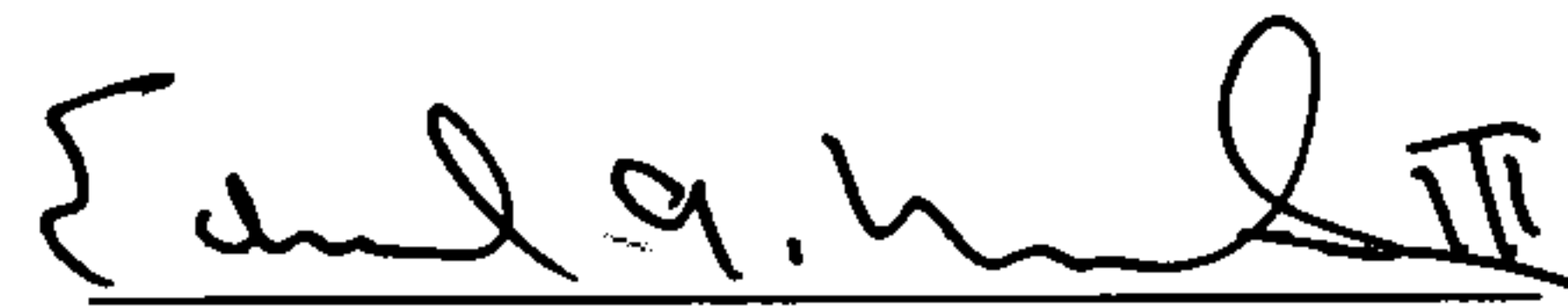
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$266,320.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

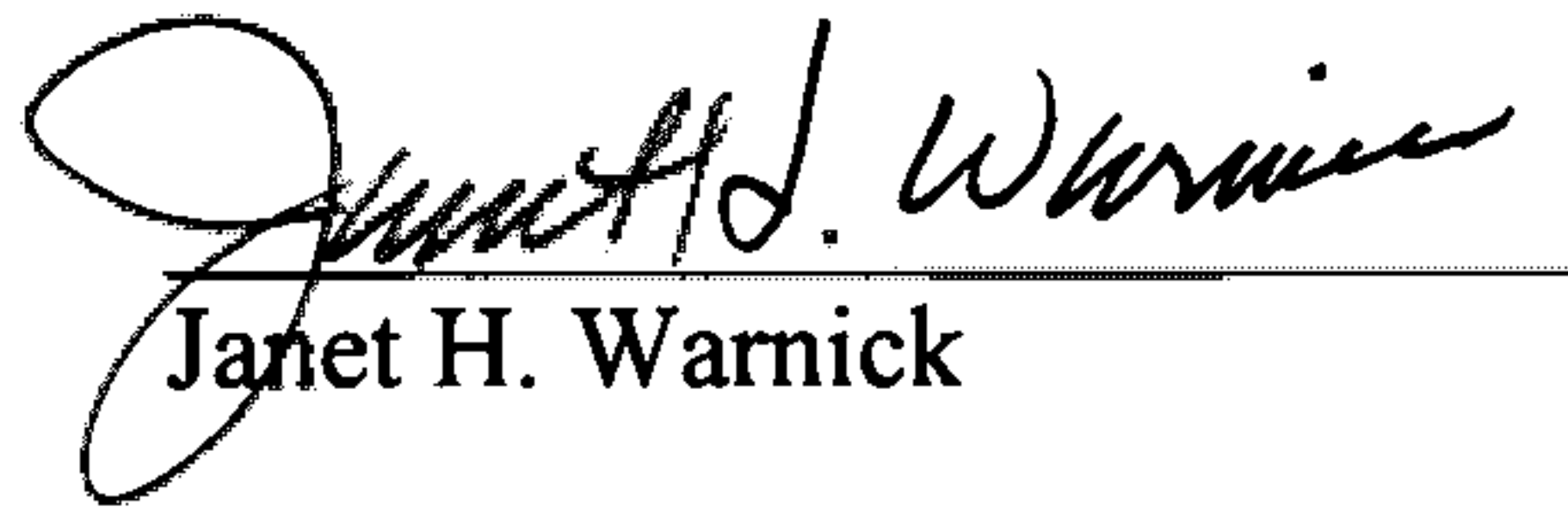
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Edward A. Warnick, III and Janet H. Warnick have hereunto set their signatures and seals on April 13, 2018.



Edward A. Warnick, III

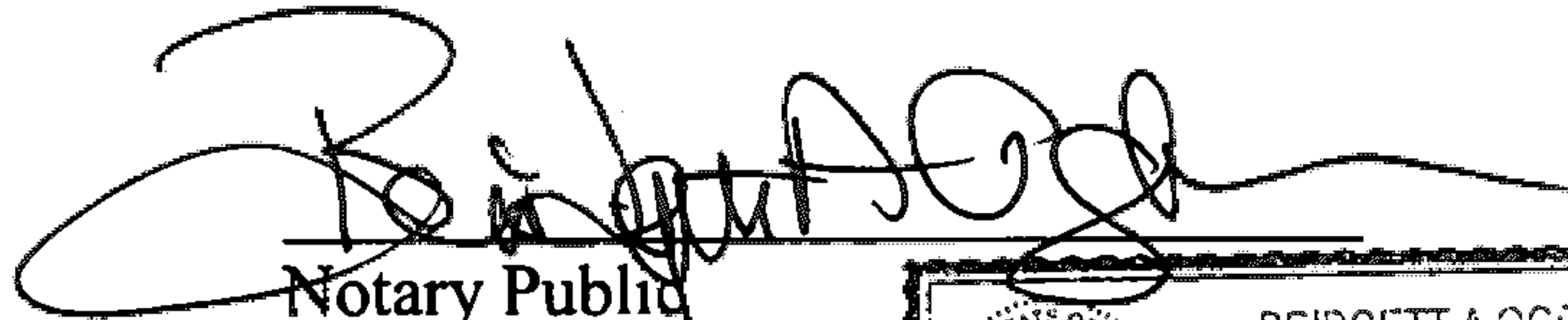


Janet H. Warnick

STATE OF ALABAMA
COUNTY OF JEFFESON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward A. Warnick, III and Janet H. Warnick, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

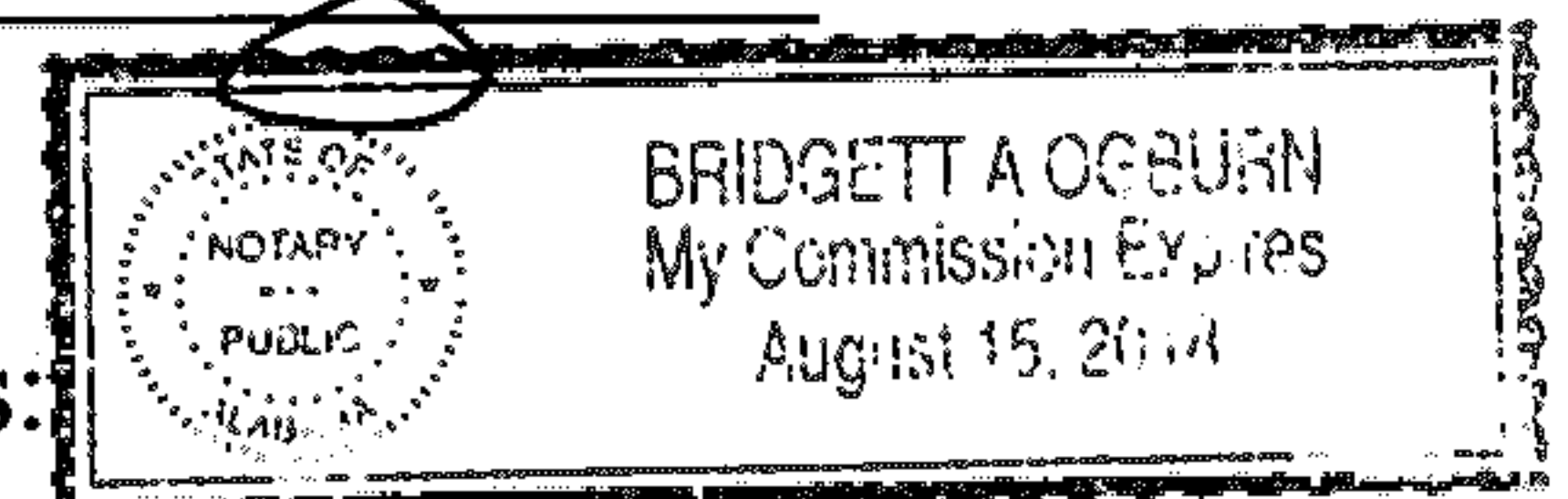
Given under my hand and official seal this the 13th day of April, 2018.



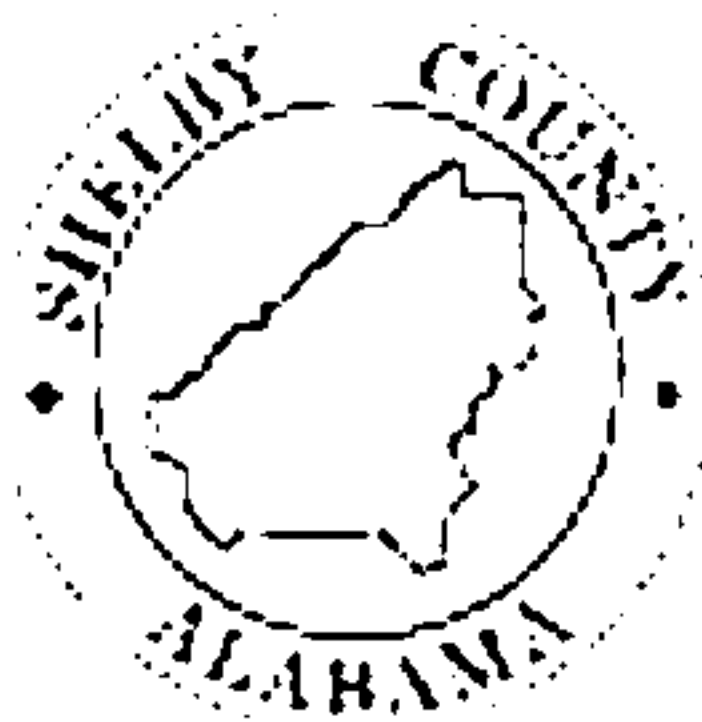
Notary Public

Print Name:

Commission Expires:



(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/18/2018 10:19:53 AM
\$85.00 CHERRY
20180418000129890

