

Send tax notice to:
MAGAN BROWN
2156 FOREST LAKES LANE
STERRETT, AL, 35147

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

STATE OF ALABAMA
Shelby COUNTY

2018657

20181203000422560
12/03/2018 02:19:36 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ALBERT JEROME KELSON, JR. and KATHERINE M. KELSON, SINGLE INDIVIDUALS** whose mailing address is: 2017 Drayton Place Birmingham AL 35242 (hereinafter referred to as "Grantors") by **MAGAN BROWN** whose property address is: **2156 FOREST LAKES LANE, STERRETT, AL, 35147** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 126, according to the Map and Survey of Forest Lakes Sector 2, Phase 1, as recorded in Map Book 29, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Forest Lakes Sector 21 Phase 1 recorded in Map Book 29, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #2002-17094; with supplemental declarations recorded in Instrument #20090116000015000; Instrument #20090116000015010; and Instrument #20140611000176250.
5. General Covenants, Restrictions and easements recorded in Instrument #20040903000494920.
6. Articles of Incorporation of Forest Lakes Homeowners Association, Inc. recorded in Instrument #20061020000250120.
7. Permit to Alabama Power Company recorded in Deed Book 139, page 127; Deed Book 236, page 829; Deed Book 126, page 191; Deed Book 126, page 323 and Deed Book 124, page 519.
8. Right-of-way to Shelby County recorded in Deed Book 228, page 339.

\$196,969.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 Grantor, has hereunto set his/her hand and seal this the 30th day of November, 2018.

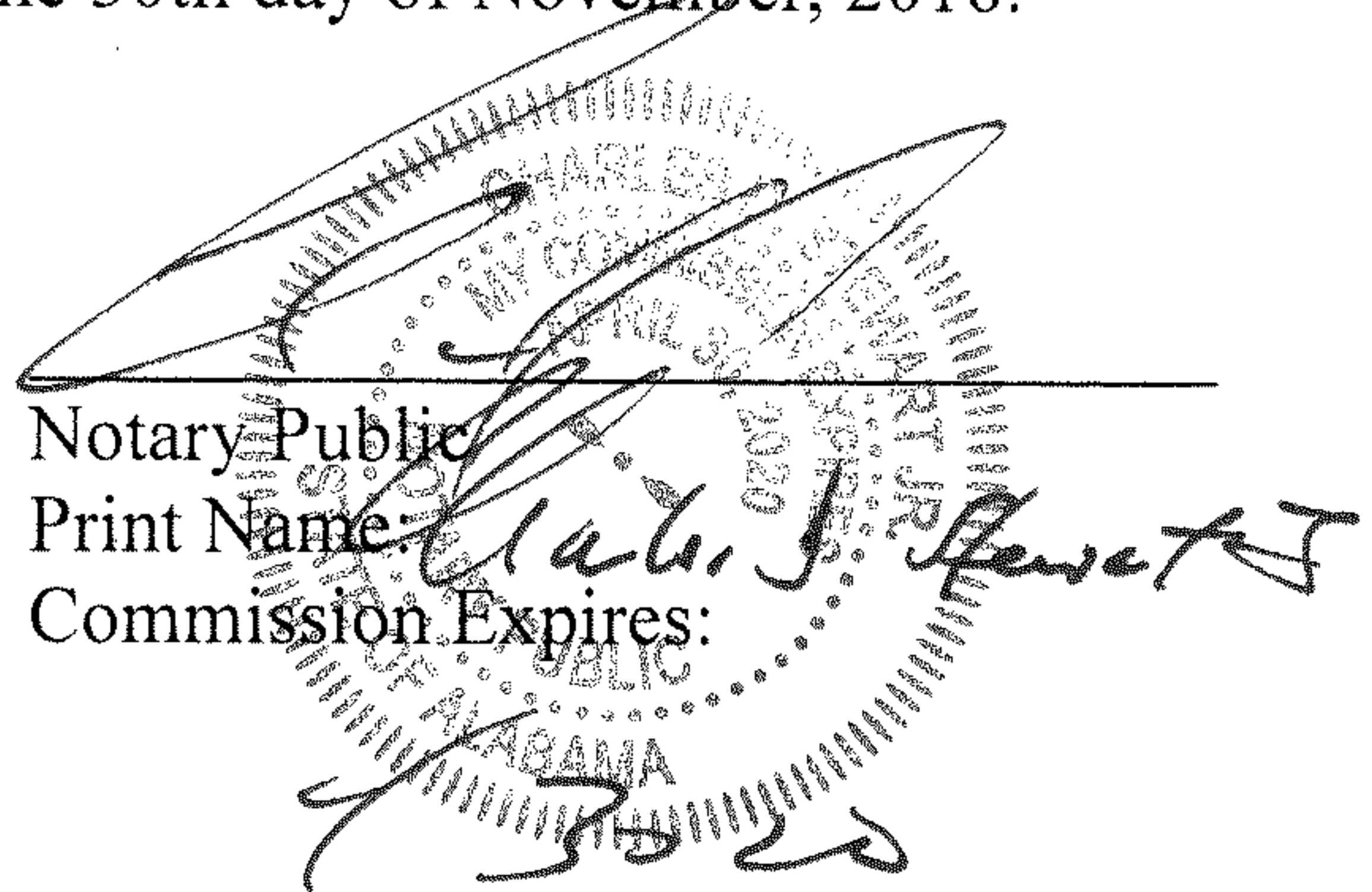

ALBERT JEROME KELSON, JR.


KATHERINE M. KELSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALBERT JEROME KELSON, JR. and KATHERINE M. KELSON 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 30th day of November, 2018.


Notary Public
Print Name: *A. S. Bayl*
Commission Expires: *30 20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2018 02:19:36 PM
\$19.00 CHARITY
20181203000422560

A. S. Bayl