

Send tax notice to:  
MEREDITH JOY KIDD  
2120 BAILEY BROOK DRIVE  
HOOVER, 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

2019059

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **LORI LEI HENDERSON-WEST, a married woman,** whose mailing address is: 4016 Shadwick Dr Bham AL 35242 (hereinafter referred to as "Grantor") by **MEREDITH JOY KIDD and ADAM JAY KIDD** whose property address is: **2120 BAILEY BROOK DRIVE, HOOVER, AL, 35244** 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 38, according to the Survey of Riverchase West - Dividing Ridge, as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama.**

**This property is not the homestead of Grantor, nor that of her spouse.**

**Lori Lei Henderson-West and Lori Lei Henderson are one and the same person.**

**Lori Lei Henderson-West is the surviving grantee of that certain Warranty Deed recorded in Instrument #1993-34524. The other grantee, Marion P. Henderson, is deceased, having died on or about May 18, 2012.**

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. 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.
3. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities, and release of damages relating thereto recorded in Official Records Book 127, Page 140, of the Probate Records of Shelby County, Alabama.
4. Terms, Agreement and Right of Way for underground residential distribution granted to Alabama Power Company recorded in Official Records Book 16, Page 351, of the Probate Records of Shelby County, Alabama.

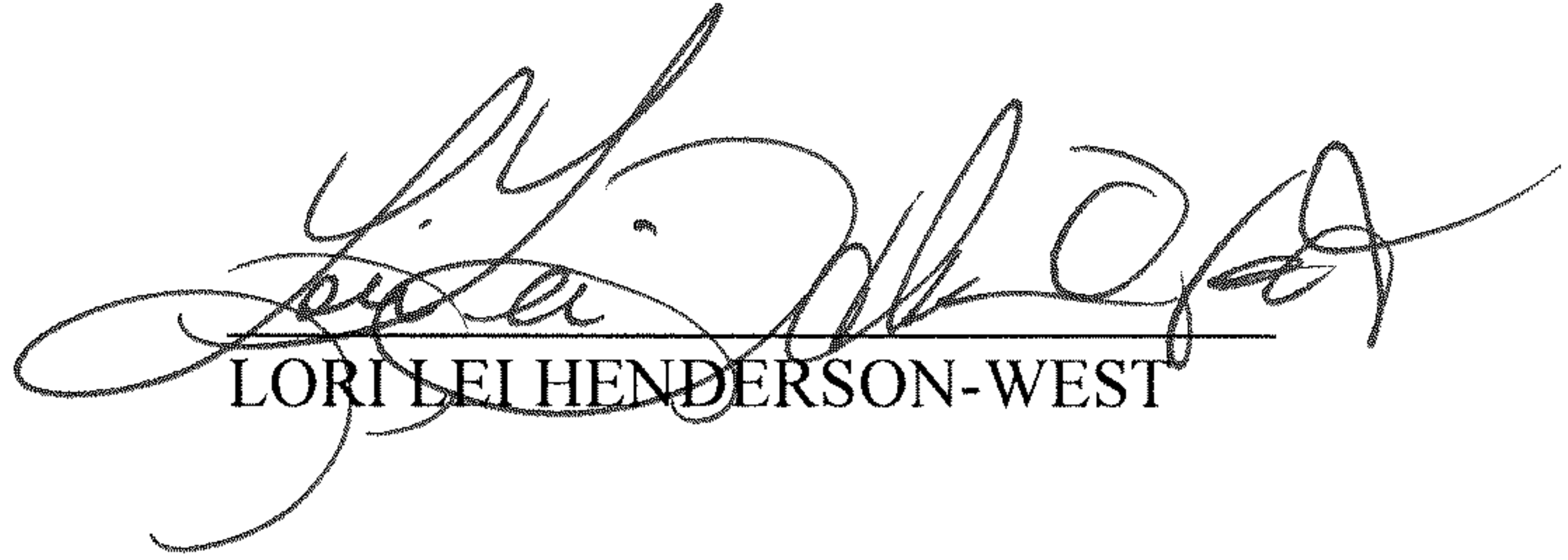
- 5. Right of Way granted to Alabama Power Company recorded in Official Records Book 330, Page 357, of the Probate Records of Shelby County, Alabama.
- 6. Certificate of Compliance recorded in Official Records Book 34, Page 549, of the Probate Records of Shelby County, Alabama.
- 7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 14, Page 536, Book 17, Page 550, Book 19, Page 633.

\$261,602.00 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 her hand and seal this the 8<sup>th</sup> day of February, 2019.

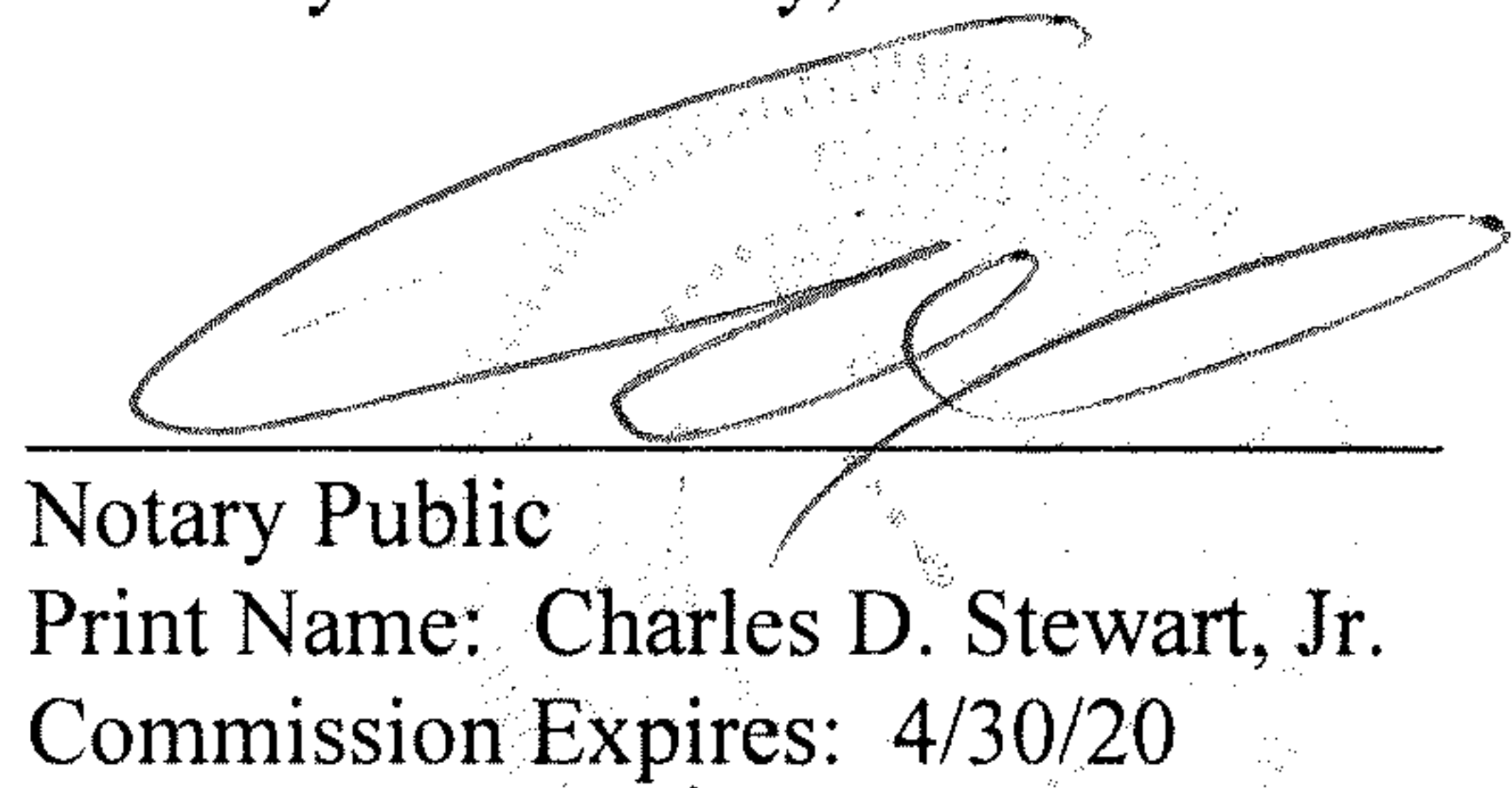
  
 \_\_\_\_\_  
 LORI LEI HENDERSON-WEST

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LORI LEI HENDERSON-WEST whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of February, 2019.



  
 \_\_\_\_\_  
 Notary Public  
 Print Name: Charles D. Stewart, Jr.  
 Commission Expires: 4/30/20



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/13/2019 02:32:00 PM  
 \$36.50 CHERRY  
 20190213000047290

*Allen S. Beyl*