

Send tax notice to:
PATRICK R. MCCARTHY
1061 BELVEDERE COVE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2019779

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-One Thousand and 00/100 Dollars (\$341,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEVEN ANDREW HANNA and CARA C HANNA, HUSBAND AND WIFE** whose mailing address is: 10025 Highway 51, Wilsonville, AL 35186 (hereinafter referred to as "Grantors") by **PATRICK R. MCCARTHY** whose property address is: **1061 BELVEDERE COVE, BIRMINGHAM, AL, 35242** 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 16A, according to the Resurvey of Number 1 of Belvedere Cove, as recorded in Map Book 37, Page 86, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Such state of facts as shown on the Survey of Resurvey No.1, Belvedere Cove, as recorded in Map Book 37, Page 86, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20050617000298140 and First Supplement recorded in Instrument No. 20060316000122900, in the Probate Office of Shelby County, Alabama.
4. Sewer Agreement as recorded in Instrument No. 2012-422150.
5. Grant of Land Easement and Restrictive Covenants for Underground Facilities recorded in Instrument No. 20051031000563580.
6. Terms and conditions as set forth in the Articles of Incorporation of Belvedere Cove Homeowners Association Inc. as recorded in Instrument No. 20060316000122920, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
7. Memorandum of Sewer Service Agreements regarding Belvedere Cove in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121102000422150.

\$306,900.00 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 10th day of December, 2019.

Steven Andrew Hanna

STEVEN ANDREW HANNA

Cara C Hanna

CARA C HANNA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN ANDREW HANNA and CARA C HANNA 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.

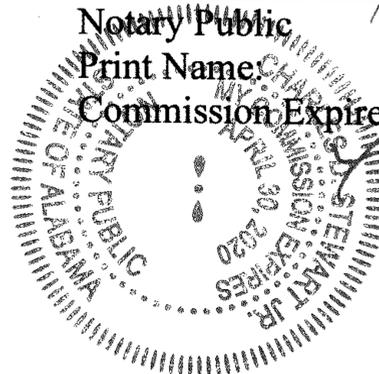
Given under my hand and official seal this the 10th day of December, 2019.

[Signature]

Notary Public

Print Name:

Commission Expires:



30 20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2019 07:59:48 AM
\$59.50 CATHY
20191212000458770

Alvin S. Bayl