

20200117000025440

01/17/2020 03:43:23 PM

DEEDS 1/2

Send tax notice to:
Richard and Loyce Bares
3617 Shandwick Pl
Birmingham, AL 35242
BHM1901565

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Ninety Thousand and 00/100 Dollars (\$590,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Denniss Ingram and Janice Ingram, a married couple** whose mailing address is: **5501 Lakes Edge Dr, Hoover, AL 35242** (hereinafter referred to as "Grantors"), by **Richard Bares and Loyce H. Bares** (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 55, according to the Survey of Greystone 1st Sector, Phase II, as recorded in Map Book 15, Pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to sue the private roadways, common area and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260, in the probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.


\$325,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

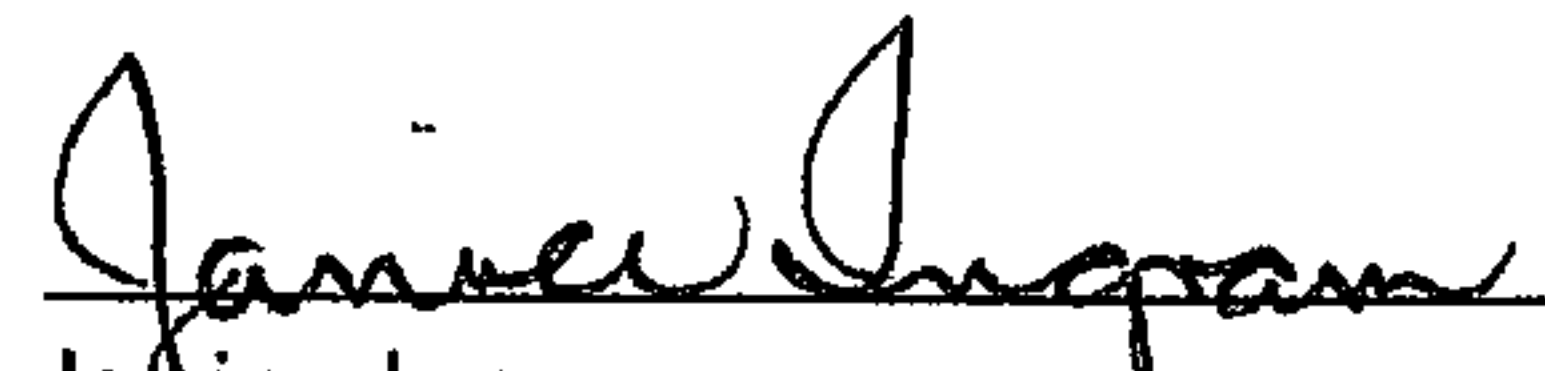
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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, Grantor(s), Denniss Ingram and Janice Ingram have hereunto set their signature(s) and seal(s) on January 10, 2020.

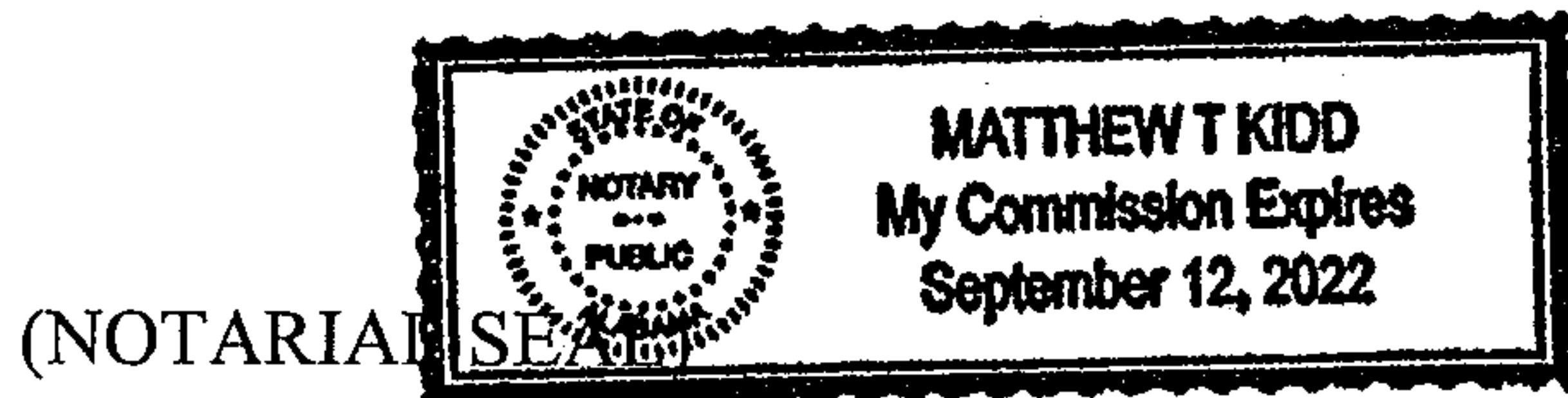

Denniss Ingram

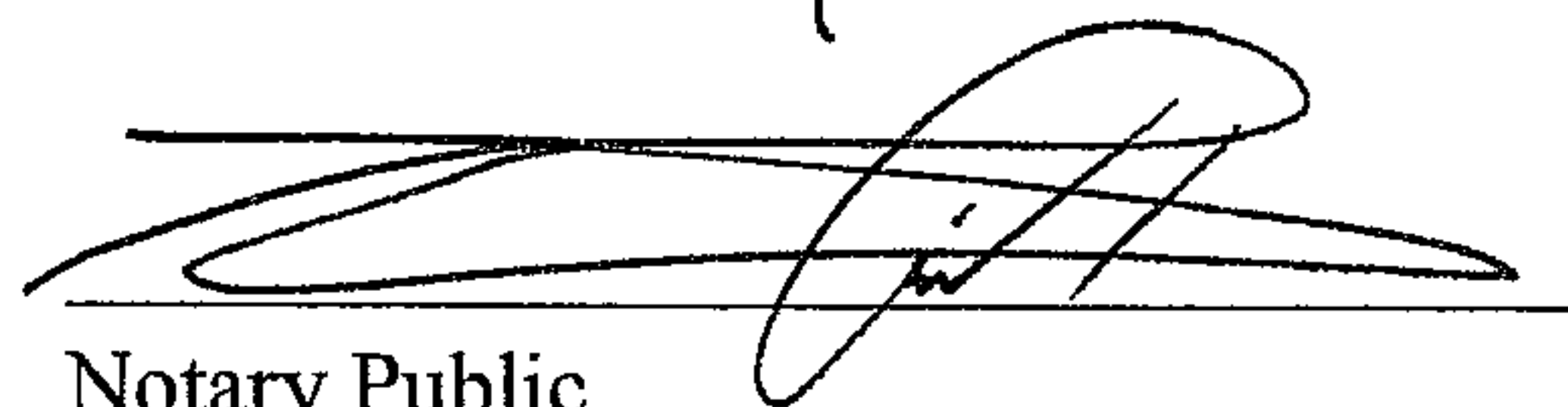

Janice Ingram

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denniss Ingram and Janice Ingram, 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 10 day of January, 2020.




Notary Public
Print Name: Matthew T Kidd
Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2020 03:43:23 PM
\$290.00 CHERRY
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Allie S. Bevil