

Send tax notice to:

Murray Lorenzo Hill and Sonja Crenshaw Hill
2015 Belvedere Cove Cir.
Birmingham, AL 35242
BHM1700419

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170526000185010
05/26/2017 01:00:19 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixteen Thousand Five Hundred and 00/100 Dollars (\$316,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Trina Yarnall and Norman Yarnall**, wife and husband, whose mailing address is 4235 Agard St., Cumming, GA 30040, (hereinafter referred to as "Grantors"), by **Murry Lorenzo Hill and Sonja Crenshaw Hill**, whose mailing address is 2015 Belvedere Cove Cir., Birmingham, AL 35242, (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, **2015 Belvedere Cove Cir., Birmingham, AL 35242**, to-wit:

Lot 26, according to Final Plat of Belvedere Cove, Phase III, as recorded in Map Book 36, Page 113, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$300,675.00 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, **Trina Yarnall and Norman Yarnall**, have hereunto set their signatures and seals on May 25, 2017.


Trina Yarnall


Norman Yarnall

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Trina Yarnall and Norman Yarnall**, 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 25 day of MAY, 2017.

(NOTARIAL SEAL)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR. 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/26/2017 01:00:19 PM
\$34.00 CHERRY
20170526000185010

