

Send tax notice to:
J. KIRK CUEVAS
400 EATON RD
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
Jefferson COUNTY

2017334

20170628000230410
06/28/2017 09:41:35 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHARLOTTE COX LEDDO, a married woman and JOHN M. COX, JR., a single individual **whose mailing address** is: 390 El Camino Real, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by J. KIRK CUEVAS AND ALICIA E. CUEVAS **whose property address** is: 400 Eaton Rd, 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, as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 28, according to the Amended Map of Greystone Village Phase 2, as recorded in Map Book 19, Page 13, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

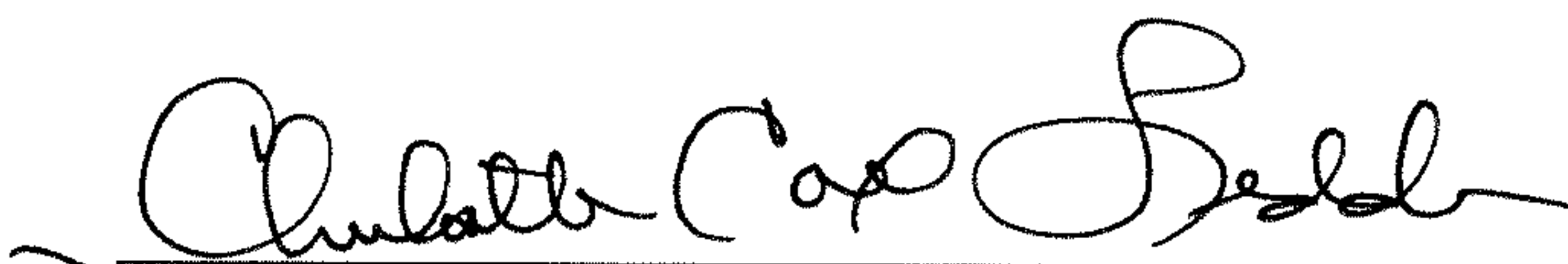
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1996-8823; Inst. No. 2004-8660; Inst. No. 2004-8665 and Inst. No. 1997-4327.

\$188,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

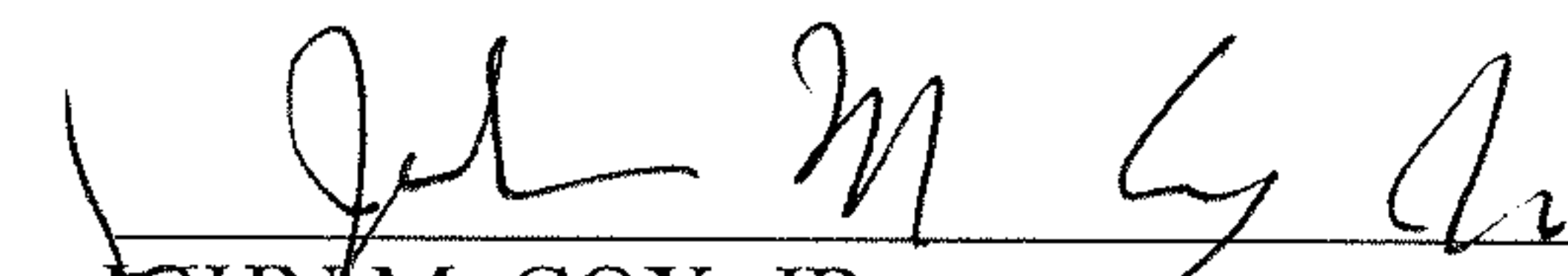
THIS PROPERTY IS NOT THE HOMESTEAD CHARLOTTE COX LEDDO AND HER SPOUSE OR JOHN M. COX, JR.

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 26th day of June, 2017.



CHARLOTTE COX LEDDO




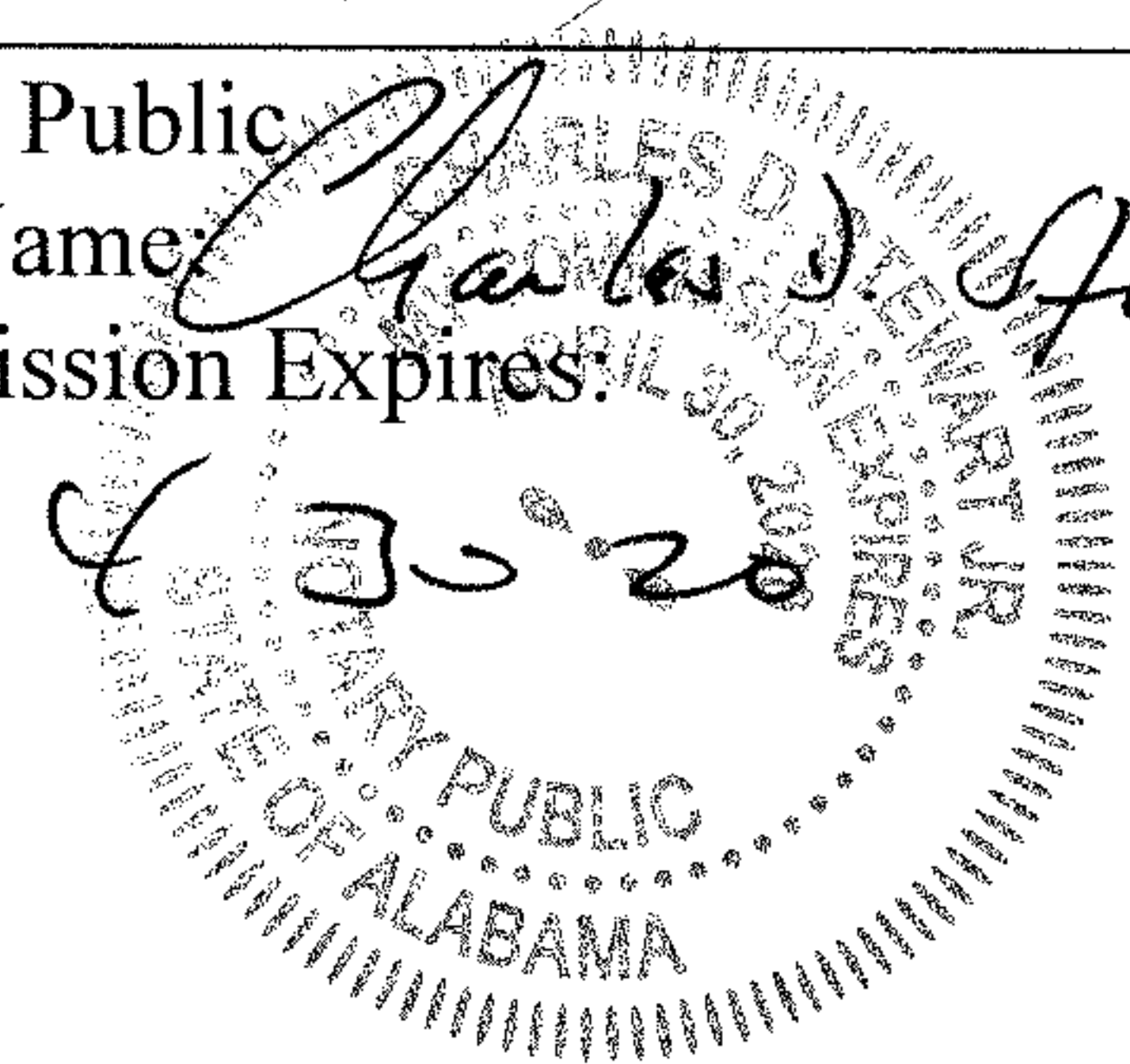
JOHN M. COX, JR.

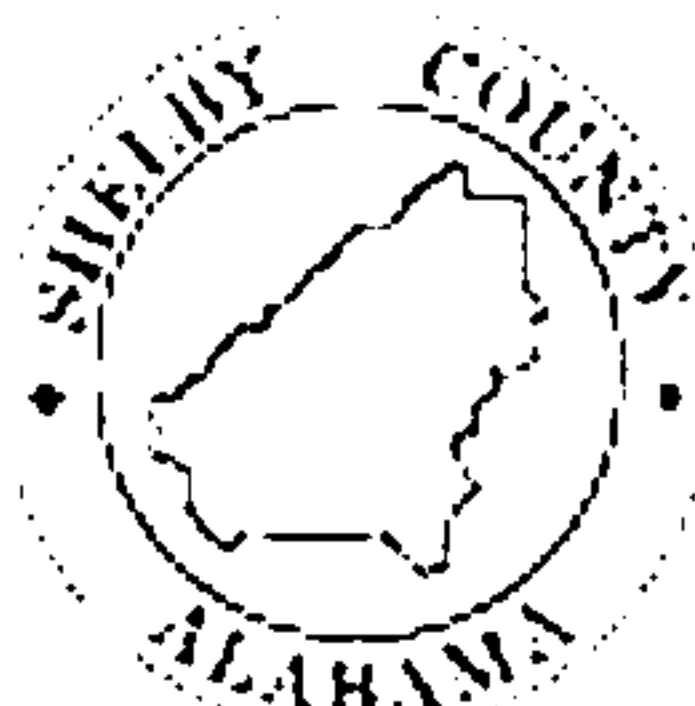
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLOTTE COX LEDDO and JOHN M. COX, JR. 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 26th day of June, 2017.



Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 6-30-20




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/28/2017 09:41:35 AM
\$65.00 CHERRY
20170628000230410

