

20170824000308940
08/24/2017 11:43:55 AM
DEEDS 1/2

Send tax notice to:
KENNETH B. CARTER
TIFFANY R. CARTER
314 LANE PARK TRL
MAYLENE, AL 35114
PEL1700501

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 Two Hundred Thirty Eight Thousand and 00/100 Dollars (\$238,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned April C Cherry, and husband Kevin P Cherry whose mailing address is: 858 Avenue Louis Quatroze, Covington, LA 70433, (hereinafter referred to as "Grantors"), by Kenneth B Carter and Tiffany R Carter, whose mailing address is: 314 Lane Park Trl, Maylene, AL 35114, (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, the property address of which is: 314 Lane Park Trl, Maylene, AL 35114, to-wit:

LOT 551-A, ACCORDING TO THE RESURVEY OF LOTS 550 AND 551, GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 5TH ADDITION, AS RECORDED IN MAP BOOK 27, PAGE 79, 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.

\$218,000.00 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, Grantors April C Cherry and Kevin P Cherry have hereunto set their signatures and seals on this 10 day of AUG, 2017.


APRIL C CHERRY


KEVIN P CHERRY

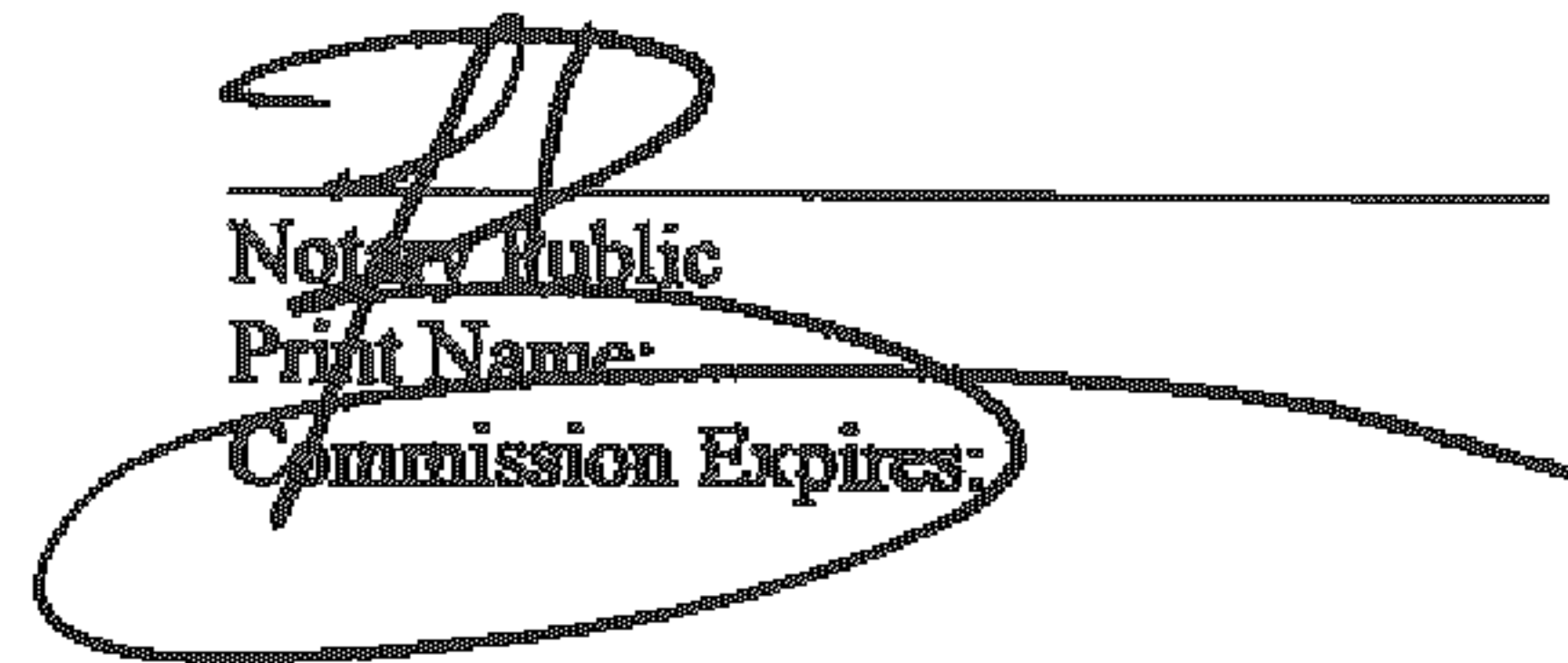
STATE OF LOUISIANA
COUNTY OF S.T. TAMMANY

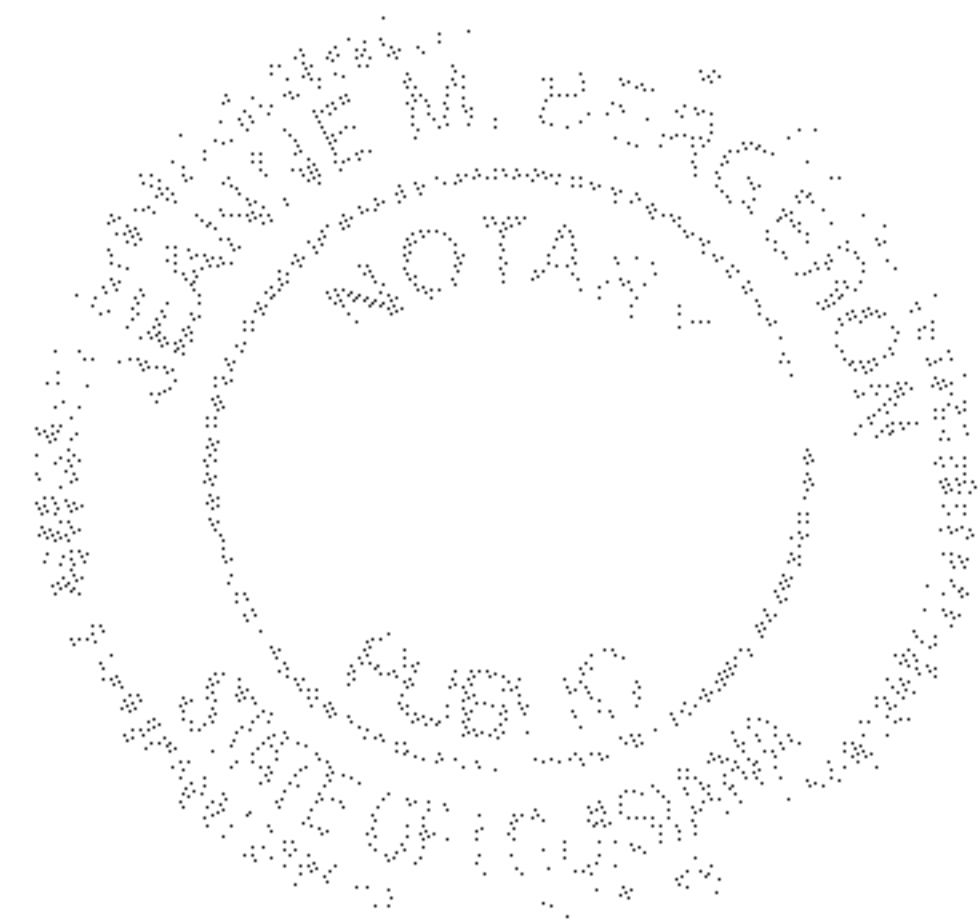
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that April C Cherry and Kevin P Cherry, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

** Wife and Husband*

Given under my hand and official seal this the 10 day of AUG, 2017.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires:



JEANNE M. BERGERON
Notary Public #134019
State of Louisiana
My Commission is for Life



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/24/2017 11:43:55 AM
\$38.00 CHERRY
20170824000308940

