

Send tax notice to:
EMILY BLAKE
204 PERTSHIRE COVE
PELHAM, AL 35124

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

STATE OF ALABAMA
SHELBY COUNTY

2018098

WARRANTY DEED

**20180312000079360
03/12/2018 01:55:18 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Six Thousand and 00/100 Dollars (\$66,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JASON BADYRKA and MORGAN BADYRKA**, husband and wife, whose mailing address is: 3224 Chickasaw Ln B'ham AL 35242 (hereinafter referred to as "Grantors") by **EMILY BLAKE and ANDREW BLAKE** whose property address is: 536 DOGWOOD CIRCLE, BIRMINGHAM, AL, 35244 (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 3B, according to the Survey of Resubdivision of Lot 3 Indian Crest Estates, as recorded in Map Book 23, Page 162, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

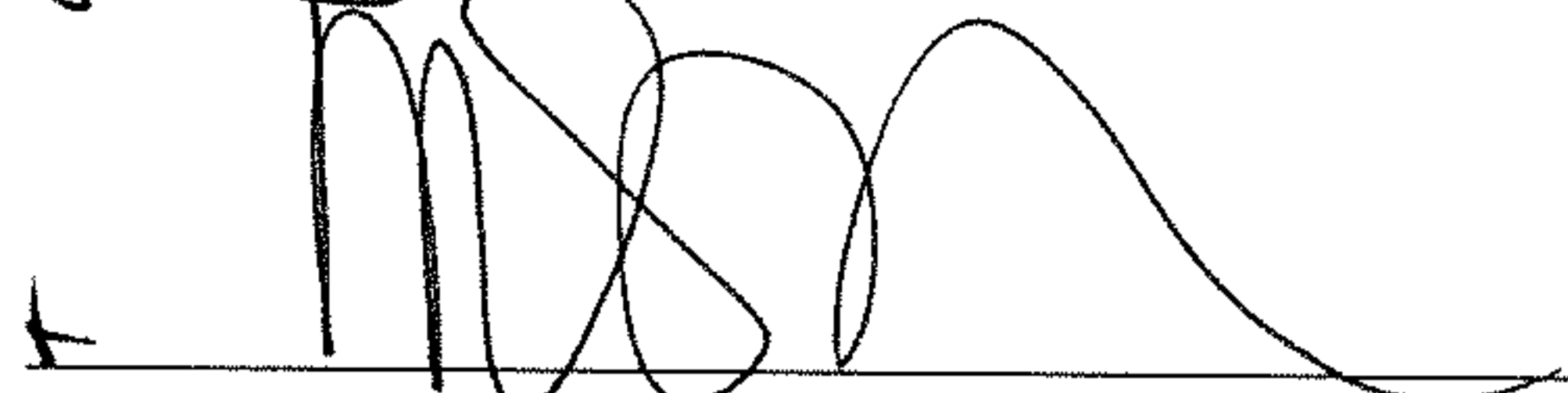
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-way granted to Alabama Power Company recorded in Volume 228, Page 794; Volume 247, Page 874 and Volume 259, Page 162.
5. Restrictions and covenants appearing of record In Volume 256, Page 143 and Volume 256, Page 650 and Agreement to modify restrictions recorded in Inst. No. 1994-229.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 7th day of March, 2018.



JASON BADYRKA


MORGAN BADYRKA

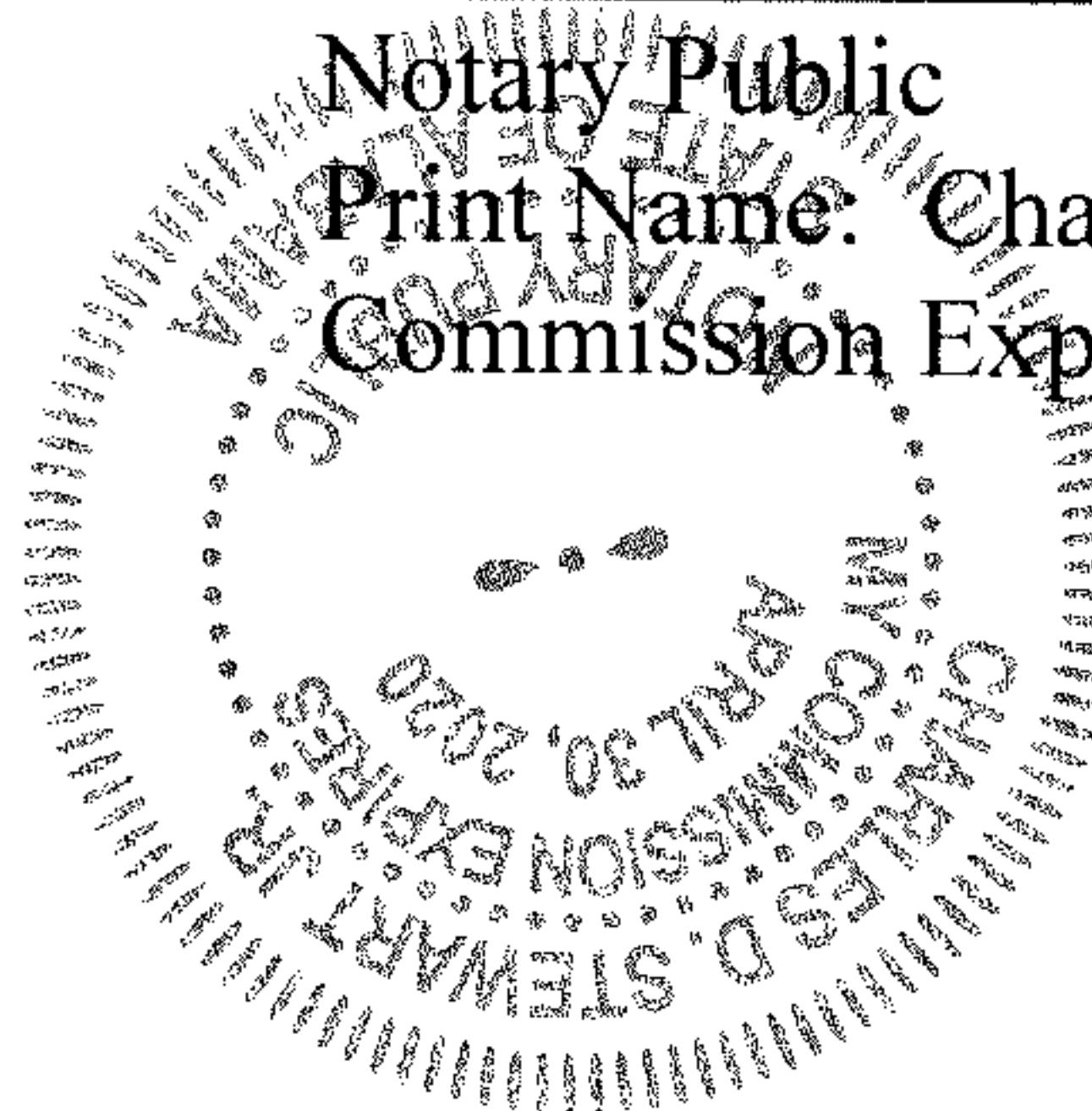
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON BADYRKA and MORGAN BADYRKA whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of March, 2018.



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/12/2018 01:55:18 PM
\$84.00 CHERRY
20180312000079360

