

Send tax notice to:
ANDRIA W TOLBERT
125 LAKELAND RIDGE
CHELSEA, AL, 35043

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

2018252T

20180601000193220
06/01/2018 01:50:02 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **THOMAS SAMUELSON and REBECCA SAMUELSON**, husband and wife, whose mailing address is: 5016 Chelsea Station Cir, Chelsea AL 35043 (hereinafter referred to as "Grantors") by **ANDRIA W TOLBERT and RANDALL B TOLBERT** whose property address is: 125 LAKELAND RIDGE, CHELSEA, AL, 35043 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 Shelby County, Alabama, to-wit:

Lot 46, according to the map and survey of the Final Plat of Oaklyn Hills, Phase 4, as recorded in Map Book 36, Page 96, in the Office of the Judge of Probate 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Plat of Oaklyn Hills, Phase 4, as recorded in Map Book 36, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Oaklyn Hills Homeowners Association, Inc., as recorded in Instrument #2002-34408.
5. International Paper Company Timber Sale and Permit-South Central Region recorded in Instrument #1997-40792.
6. Easement granted to Alabama Power Company recorded in Instrument #20051031000563600 and Instrument #20061212000601620.
7. Scriveners' Affidavit recorded in Instrument #20070914000431500.
8. Covenants, Conditions and Restrictions recorded in Instrument #1998-27389.

\$294,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantors, have hereunto set their hand and seal this the 30th day of May, 2018.



THOMAS SAMUELSON



REBECCA SAMUELSON

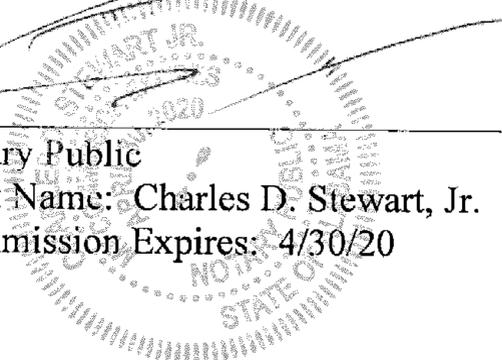
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS SAMUELSON and REBECCA SAMUELSON 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 30th day of May, 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
06/01/2018 01:50:02 PM
\$33.50 CHERRY
20180601000193220

