

Send tax notice to:
ROBERT A REGARD
400 ROCKPORT LANE
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
Shelby COUNTY

2018262T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID M PEAT and KRISTEN M PEAT, HUSBAND AND WIFE, **whose mailing address** is: 30141 Portobello Rd, Birmingham AL 35242 (hereinafter referred to as "Grantors") by ROBERT A REGARD and LISA REGARD **whose property address** is: 400 ROCKPORT LANE, 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 Shelby County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF COBBLESTONE SQUARE, AS RECORDED IN MAP BOOK 16, PAGE 153, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey, as recorded in Map Book 16, Page 153, 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. Right of Way granted to Alabama Power Company recorded in Instrument No. 1993-32007.
5. Homeowners recorded in Instrument No. 20061113000554700 and Instrument No. 20160219000052040.
6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument No. 1993-02851 and amended in Instrument No. 1993-27599, Instrument No. 1993-27600; Instrument No. 1994-7759, and Instrument No. 1993-24586.

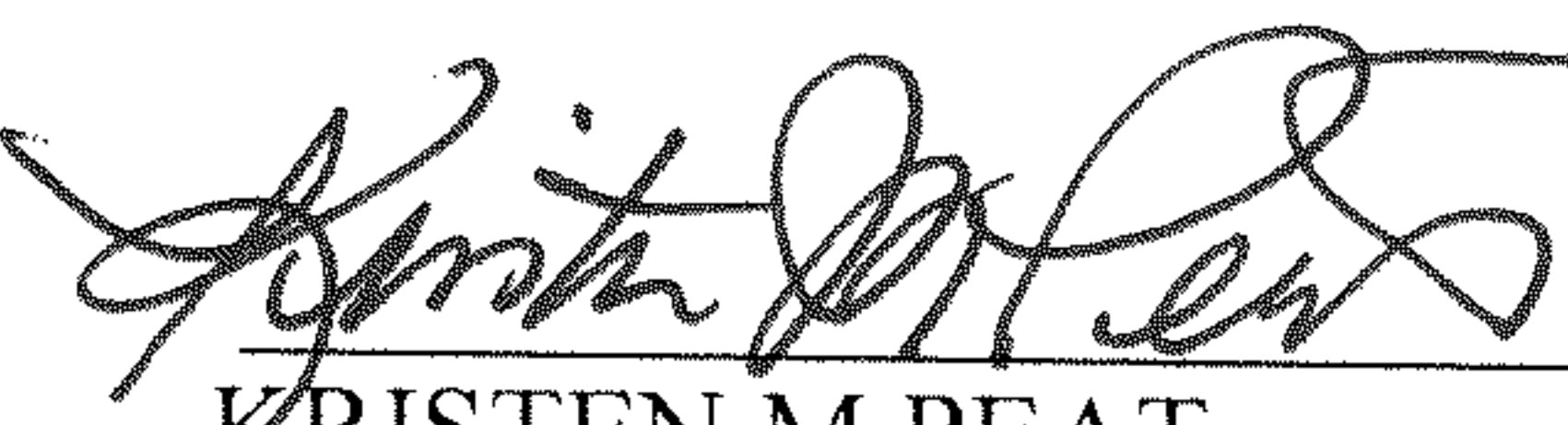
\$327,156.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantor, has hereunto set his/her hand and seal this the 1st day of June, 2018.



DAVID M PEAT



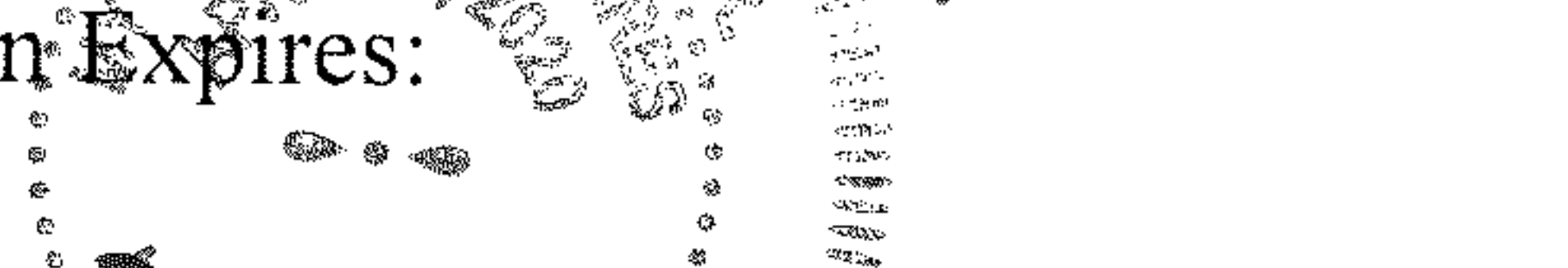
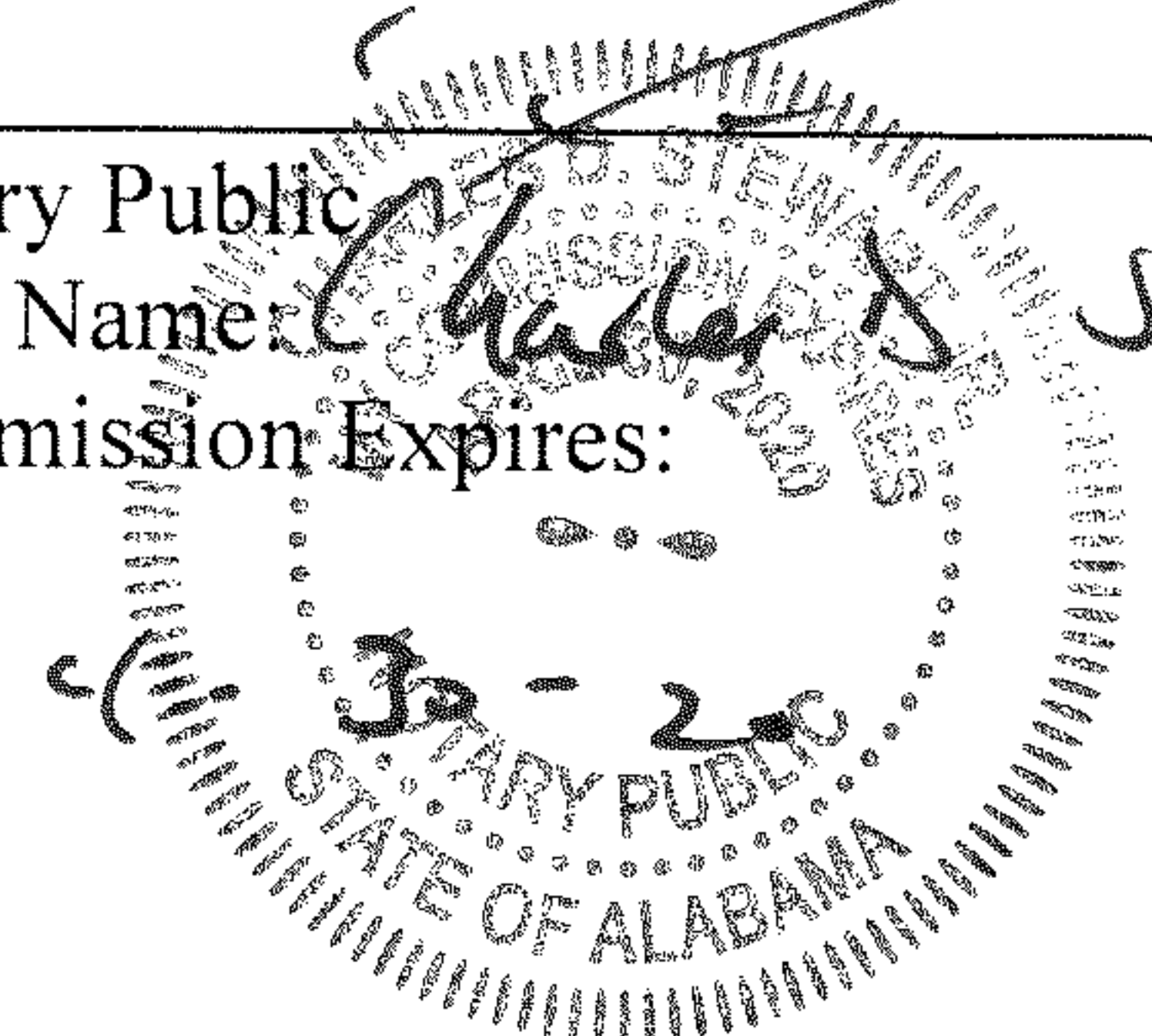
KRISTEN M PEAT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID M PEAT and KRISTEN M PEAT 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 1st day of June, 2018.



Notary Public
Print Name: 
Commission Expires: 




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2018 11:51:22 AM
\$56.00 CHERRY
20180606000198980

