

Send tax notice to:
JONATHAN LEE TYLER
532 ALTA VISTA DR
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

2018295T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Four Thousand and 00/100 Dollars (\$344,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KEVIN J OVERLAUR and LORI A OVERLAUR, HUSBAND AND WIFE **whose mailing address** is: 394 Messina Strait St. Las Vegas NV 89138 (hereinafter referred to as "Grantors") by JONATHAN LEE TYLER AND MISTI ANN ALLEN **whose property address** is: 532 ALTA VISTA DR, 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 3, according to the map and survey of High Chapparral, Sector 3, as recorded in Map Book 25, pages 83A, B and C, 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 the recorded map and survey of High Chapparral, Sector 3, as recorded in Map Book 25, pages 83A, B and C, in the Probate Office 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, , including those recorded in Book 160, Page 469, Book 178, Page 475 and Book 187, Page 178.

4. Transmission Line Permit to Alabama Power Company and South Central Bell Telephone Company as recorded in Book 220, Page 471.
5. Easement to Colonial Pipe Line recorded in Book 224, Page 477 and Book 267, Page 206.
6. Easement to Plantation Pipe Line recorded in Book 254, Page 515, Book 113, Page 151, Book 113, Page 220, Book 112, Page 230 and Book 145, Page 276.
7. Covenants, Conditions and Restrictions as recorded in Instrument #1999-17060 and Instrument #1999-17443.

\$326,800.00 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 8th day of June, 2018.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2018 02:29:35 PM
\$35.50 CHERRY
20180613000209720

Kevin J Overlaur
KEVIN J OVERLAUR

Lori A Overlaur
LORI A OVERLAUR

STATE OF Nevada
COUNTY OF Clark

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN J OVERLAUR and LORI A OVERLAUR 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 8th day of June, 2018.



Marsha Grode
Notary Public
Print Name: Marsha Grode
Commission Expires: June 9 2020