

Send tax notice to:
DAVID LEE GOODNIGHT
1124 DANBERRY 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

2018303

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JENNA K. CASSESE, A SINGLE INDIVIDUAL **whose mailing address** is: 235 Inverness Center Drive, Apt 108, Birmingham, AL 35242 (hereinafter referred to as “Grantors”) by DAVID LEE GOODNIGHT and PATRICIA D. GOODNIGHT **whose property address** is: 1124 Danberry 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 1B, according to the Survey of The Cottages of Danberry, Resurvey No. 3, as recorded in Map Book 41, Page 80, in the Office of the Judge 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 The Cottages of Danberry, Resurvey No. 3 recorded in Map Book 41, Page 80, 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, and those rights reserved in Instrument #20080501000179680.
4. The Cottages of Danberry Declaration of Covenants, Conditions and Restrictions recorded in Instrument#20090206000039480 and Re-Recorded in Instrument #20090417000141180.
5. The Cottages of Danberry First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument #20140225000052020.
6. Covenants, conditions, agreements, acknowledgements and release of damages as set out in Instrument #20110929000289030.
7. Easement Agreement recorded in Instrument #20080501000179690.
8. Easement granted to Alabama Power Company recorded in Instrument #20081106000430280.

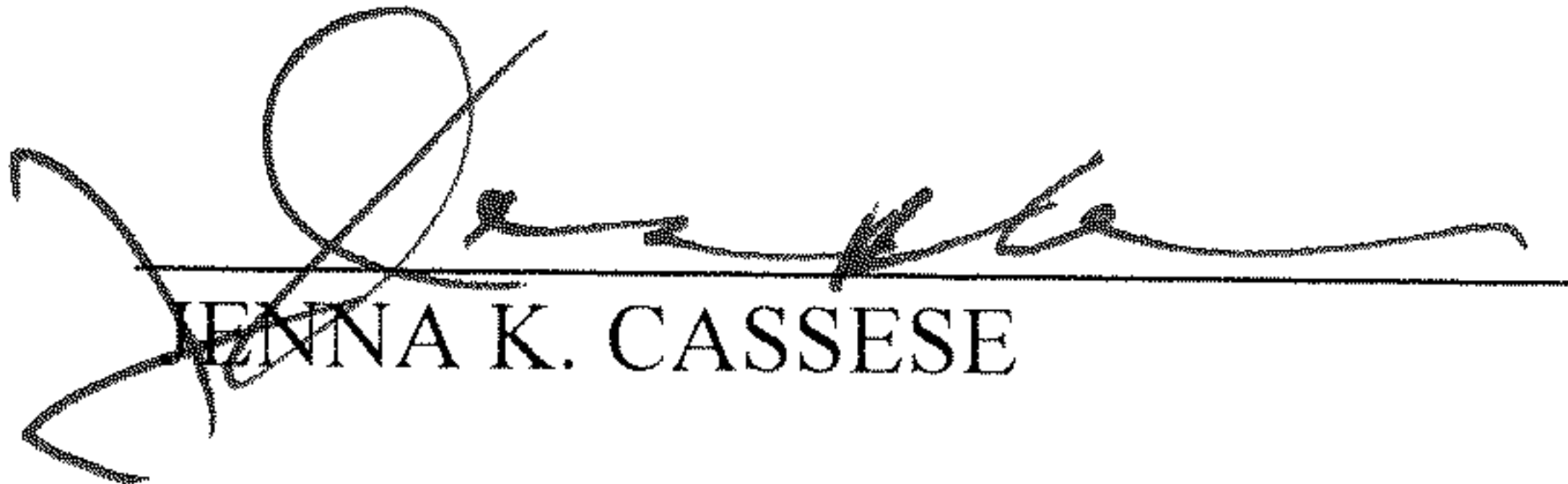
9. Easement granted to Alabama Power Company recorded in Instrument #20081106000430280.
10. Grant of land easement and restrictive covenants in favor of Alabama Power Company recorded in Instrument #20081121000446650.
11. Articles of Incorporation of The Cottages of Danberry Owners' Association, Inc. recorded in Instrument #20140225000052010.

\$427,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Jenna K. Cassese is the surviving grantee of that certain deed recorded in Instrument #20110929000289030, Shelby County, Alabama. The other grantee, Joseph N. Cassese having died on or about the 11th day of November, 2011

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.

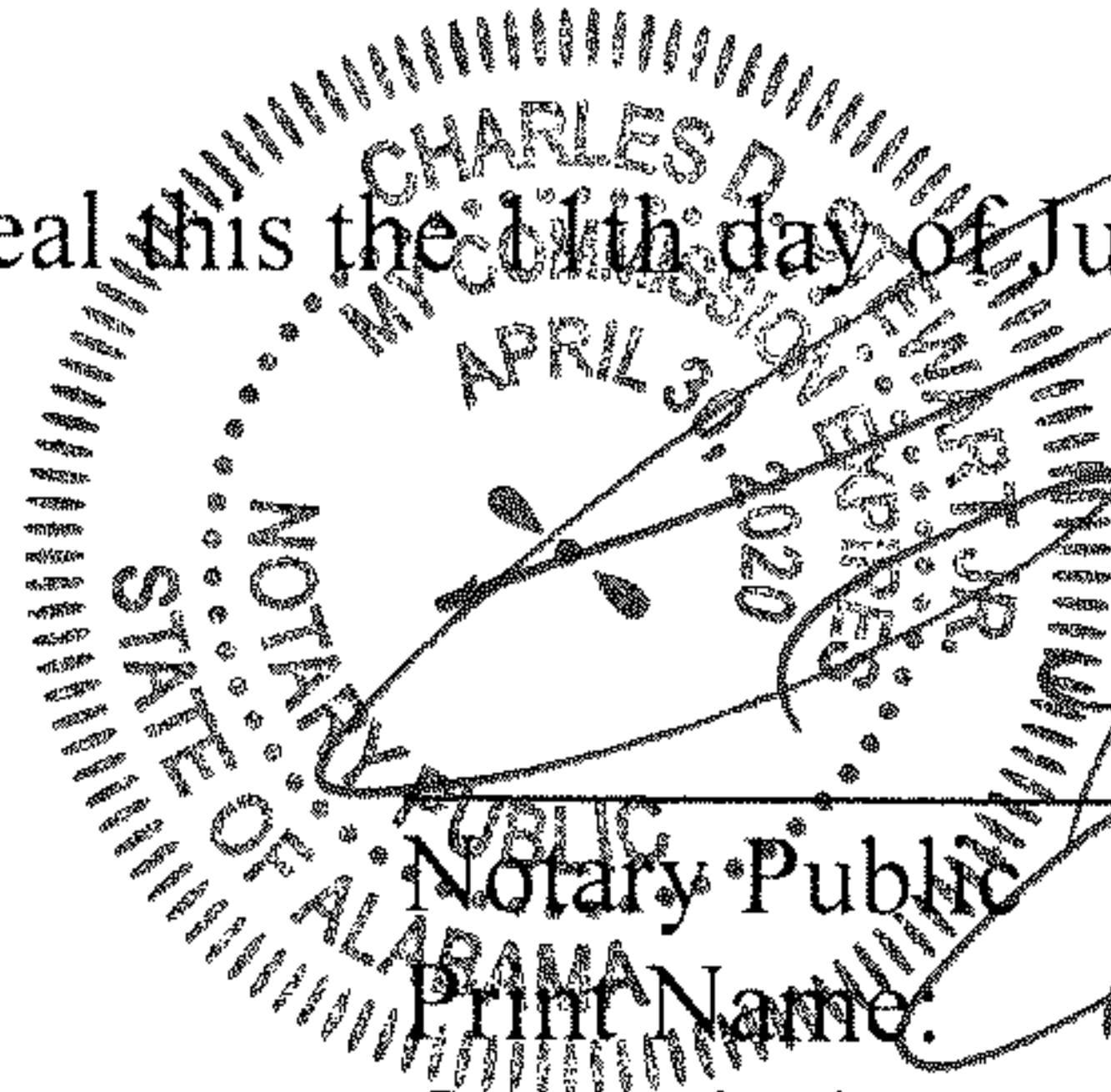
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11th day of June, 2018.


JENNA K. CASSESE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNA K. CASSESE 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 11th day of June, 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
06/13/2018 02:58:26 PM
\$40.50 CHERRY
20180613000209790

