

Send tax notice to:
MICHAEL L. LEWIS
2004 FOREST MEADOWS CIRCLE
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

2018491

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Three Thousand and 00/100 Dollars (\$383,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CYNTHIA LOTT and BROOKE T. LOTT, WIFE AND HUSBAND** whose mailing address is: 1519 Inverness Cove Lane, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **MICHAEL L. LEWIS and ANITA L. LEWIS** whose property address is: 2004 Forest Meadows Circle, 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 43, according to the Survey of Forest Meadows, 1st Sector, as recorded in Map Book 19, Page 80, in the Probate Office of Shelby County, Alabama; being situated in 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded In Volume 202, Page 211, In the Probate Office of Shelby County, Alabama.
3. Such state of facts as shown on the plat of Forest Meadows, 1st Sector, as recorded In Map Book 19, Page 80, In the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded In Instrument No.1995-1881 and Map Book 19, page 80, In the Probate Office of Shelby County, Alabama.

\$267,500.00 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 Grantor, has hereunto set his/her hand and seal this the 31st day of August, 2018.


CYNTHIA LOTT

BROOKE T. LOTT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CYNTHIA LOTT and BROOKE T. LOTT 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 31st day of August, 2018.


Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2018 11:10:24 AM
\$133.50 CHERRY
20180906000319920

