

Send tax notice to:
Danielle Brabston & Eugene Brabston
8015 Castlehill Rd
Hoover, AL 35242
BHM1800856

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20180928000348380
09/28/2018 04:09:37 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Eighty Three Thousand Five Hundred and 00/100 Dollars (\$883,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **James Huff and Susan Huff, husband and wife whose mailing address is: 6128 Rosemont Court; Birmingham, AL 35242** (hereinafter referred to as "Grantors"), by **Danielle Brabston and Eugene Brabston** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 17-A, according to a Resurvey of Lots 17 and 18 and Acreage, Greystone, 7th Sectors as recorded in Map Book 20, Page 34, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

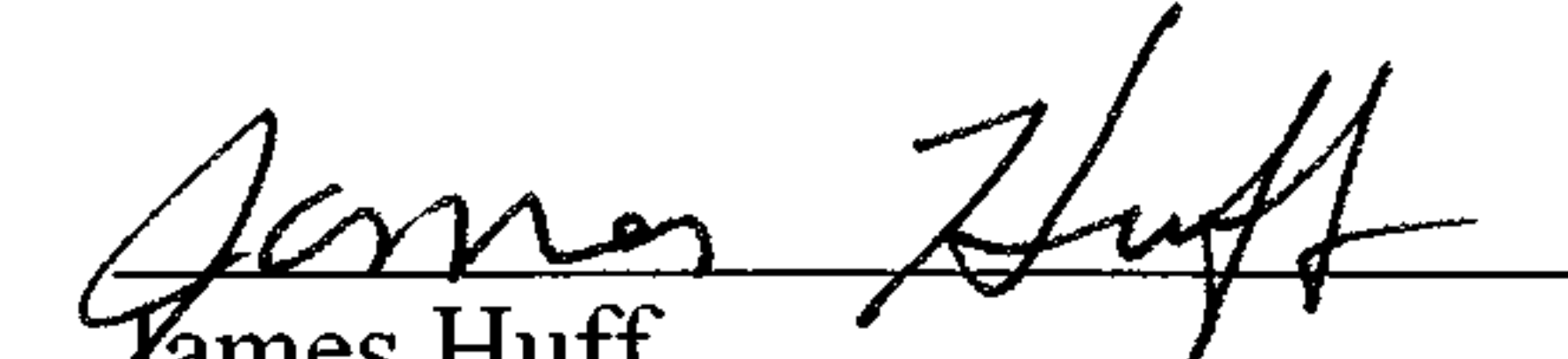
MINING AND MINERAL RIGHTS EXCEPTED.

\$839,325.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors James Huff and Susan Huff have hereunto set their signatures and seals on September 28, 2018.

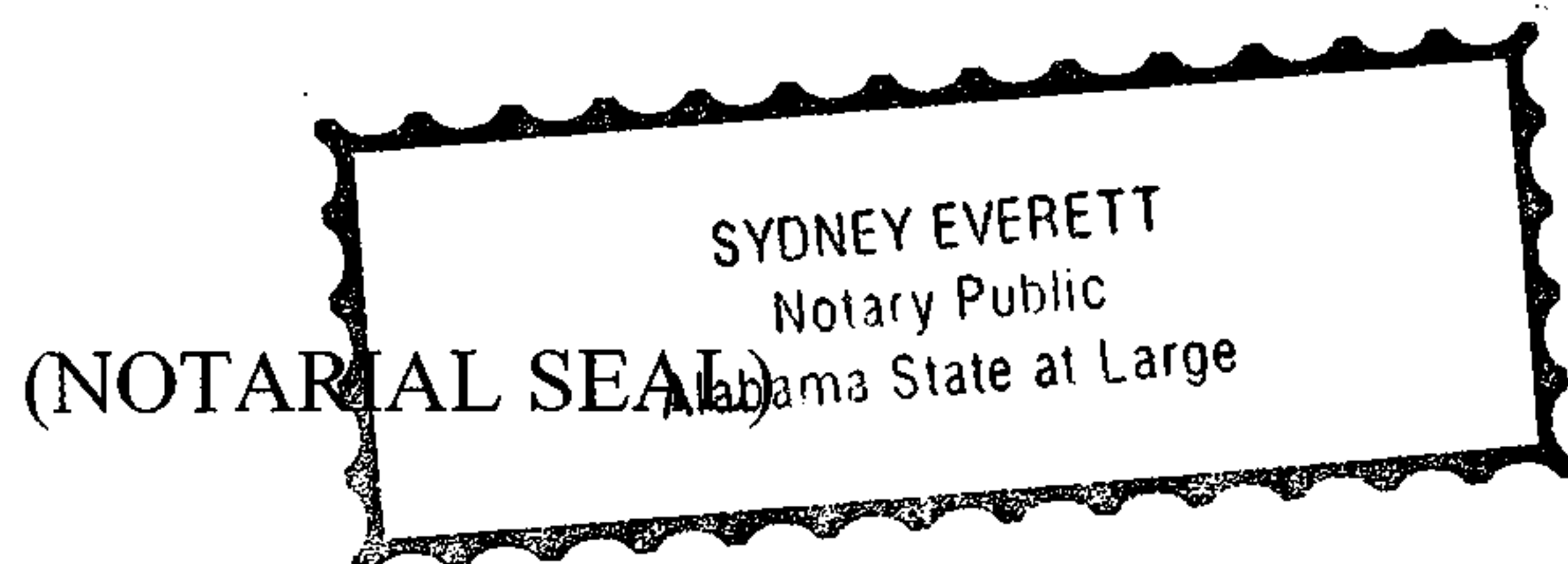

James Huff


Susan Huff

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Huff and Susan Huff, 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 28th day of September 2018




Notary Public
Print Name: Sydney Everett
Commission Expires: September 20, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/28/2018 04:09:37 PM
\$62.50 CHARITY
20180928000348380

