

Send tax notice to:  
PAUL W. BURTON  
360 OHARA DRIVE  
COLUMBIANA, AL, 35051

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

2018531

**20181015000365080**  
**10/15/2018 01:36:17 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thirty Thousand and 00/100 Dollars (\$630,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **STEPHEN D. GUILLORY and ANGELA T. GUILLORY, husband and wife**, whose mailing address is: 4040 Raccoon Lane, Cumming, GA 30028 (hereinafter referred to as "Grantors") by **PAUL W. BURTON and DONNA E. BURTON** whose property address is: **360 OHARA DRIVE, COLUMBIANA, AL, 35051** 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 4, according to the Amended Plat of Resurvey of Lots 4 and 5, O'Hara Subdivision, A Private Residential Subdivision, as recorded in Map Book 41, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the right to use the easement know as O'Hara Drive, running from Tara Drive through O'Hara subdivision as depicted on the plat of said O'Hara Subdivision.**

SUBJECT TO:


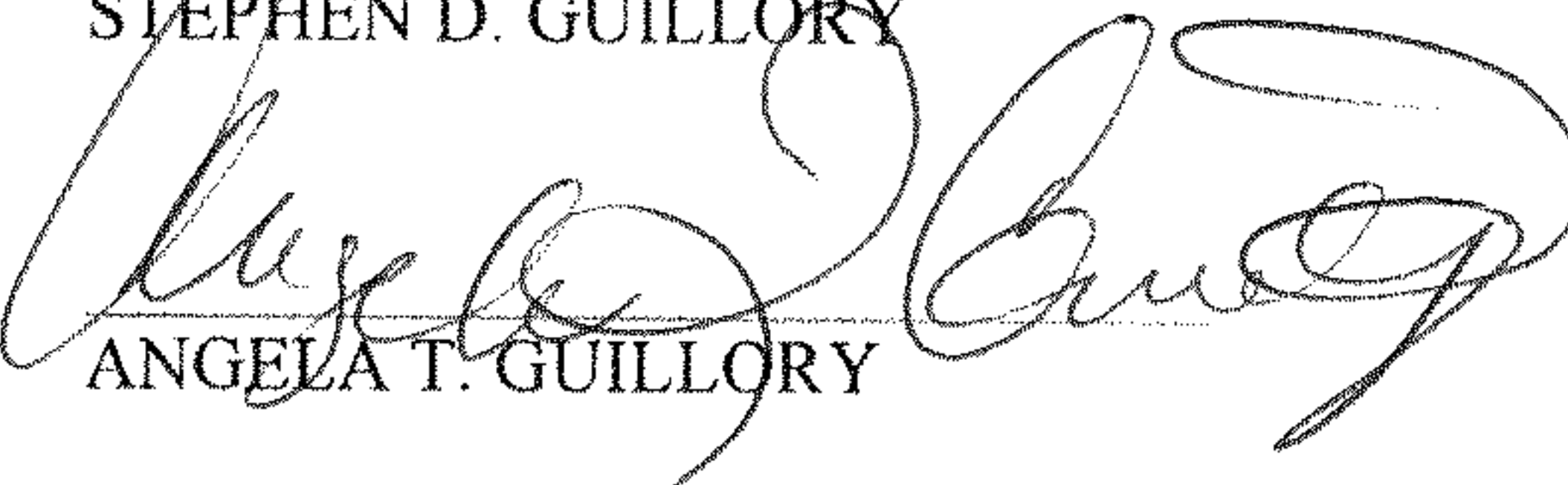
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map recorded in Map Book 35, Page 77, in Map Book 37, Page 140, and in Map Book 41, Page 100, 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. Articles of Incorporation of O'Hara Owner's Association, Inc., as recorded in Inst # 20080108000009400.
5. Easement to Alabama Power Company recorded in Inst # 20080701000267180.
6. Restrictions as set out per Map Book 41, Page 100; Map Book 37, Page 140 and Map 35, Page 77.
7. Declaration of Protective Covenants for O'Hara as recorded in Inst # 20050727000376150, and as Amended in Inst # 20080108000009410.

\$424,100.00 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 Grantors, have hereunto set their hand and seal  
this the 8 day of October, 2018.


  
STEPHEN D. GUILLORY  
  
ANGELA T. GUILLORY

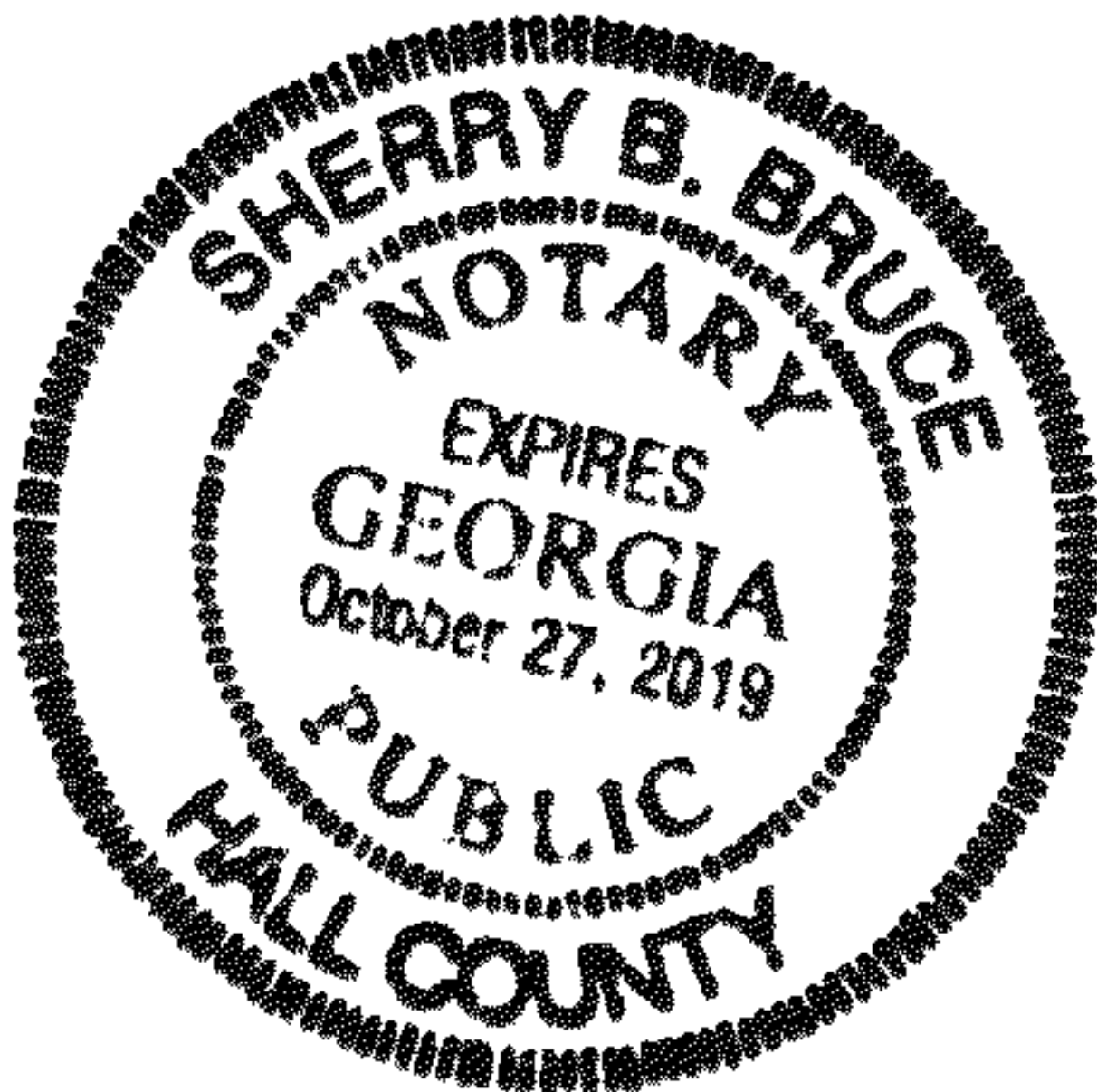
STATE OF GEORGIA

COUNTY OF Forsyth

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that STEPHEN D. GUILLORY and ANGELA T. GUILLORY whose names are  
signed to the foregoing instrument, and who are known to me, acknowledged before me on  
this day, that, being informed of the contents of the said instrument, they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of October, 2018.

  
Notary Public  
Print Name: Sherry B. Bruce  
Commission Expires: 10-27-19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/15/2018 01:36:17 PM  
\$224.00 CHERRY  
20181015000365080

