

Send tax notice to:
DAKOTA MCCRORY
2491 FOREST LAKES LANE
STERRETT, AL, 35147

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

2018560

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Four Thousand and 00/100 Dollars (\$134,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ASHLEY ELIZABETH DAMATO-WHITFIELD FKA ASHLEY ELIZABETH DAMATO and KEVIN WHITFIELD, WIFE AND HUSBAND** whose mailing address is: 4837 Indian Valley Rd, Birmingham, AL 35244 (hereinafter referred to as "Grantors") by **DAKOTA MCCRORY and TONI MORGAN BARKER** whose property address is: **2491 FOREST LAKES LANE, STERRETT, AL, 35147** 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 673, according to the Survey of Forest Lakes 12th Sector, as recorded in Map Book 34, Page 3, in the Probate Office of Shelby County, Alabama.

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2004-50417

\$135,353.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

ASHLEY ELIZABETH DAMATO AND ASHLEY ELIZABETH DAMATO-WHITFIELD ARE ONE AND THE SAME PERSON.

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 24th day of October, 2018.

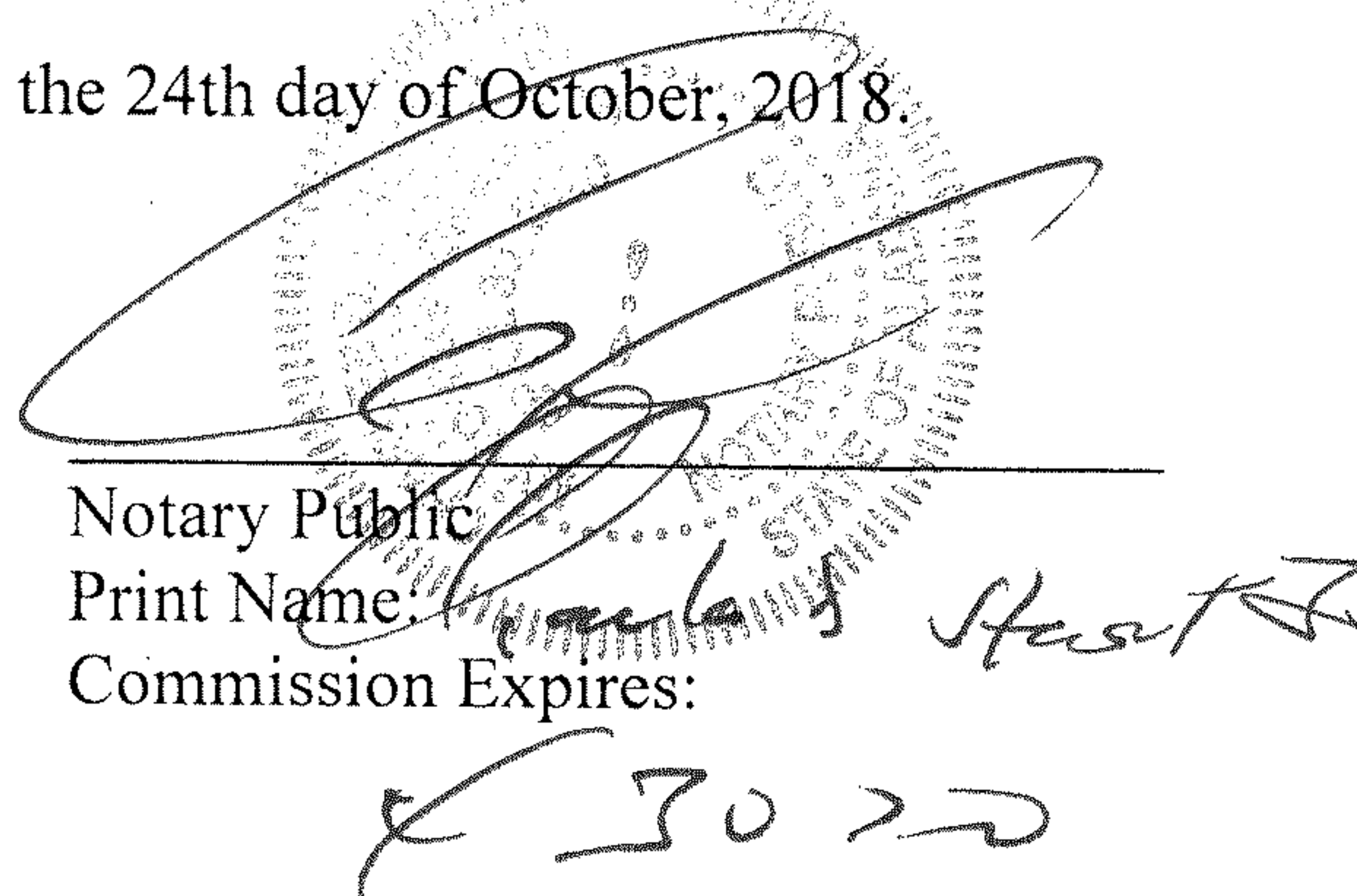

ASHLEY ELIZABETH DAMATO-WHITFIELD


KEVIN WHITFIELD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ASHLEY ELIZABETH DAMATO-WHITFIELD AND KEVIN WHITFIELD 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 24th day of October, 2018.


Notary Public
Print Name: Paula J. Hest
Commission Expires: 8/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2018 12:57:53 PM
\$19.00 CHERRY
20181025000378060

