

20181026000379210
10/26/2018 08:32:47 AM
DEEDS 1/2

Send tax notice to: Prickett Partners, LLLP., 216 Olmsted St., Birmingham, AL 35242

This instrument was prepared by: Marcus Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Forty-Five Thousand dollars and no/100 (\$545,000.00) dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Billy W. Hyatt and Jennifer M. Hyatt, Husband and Wife, whose mailing address is:

114 MULBERRY LN. FAIRHOPE, AL. 36532

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Prickett Partners, LLLP, whose mailing address is:

216 Olmsted St., Birmingham, AL 35242

(herein referred to as grantee), the following described real property situated in Shelby County, Alabama, the address of which is: 216 Olmsted St., Birmingham, AL 35242 to-wit:

Lot 9-02B, in Block 9, Phase 1A, according to the Resurvey of Mt. Laurel Blocks 9 & 10 as recorded in Map Book 27, Page 72B, in the Office of the Judge of Probate Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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 we have hereunto set our hand(s) and seal(s) this 25th day of October, 2018.

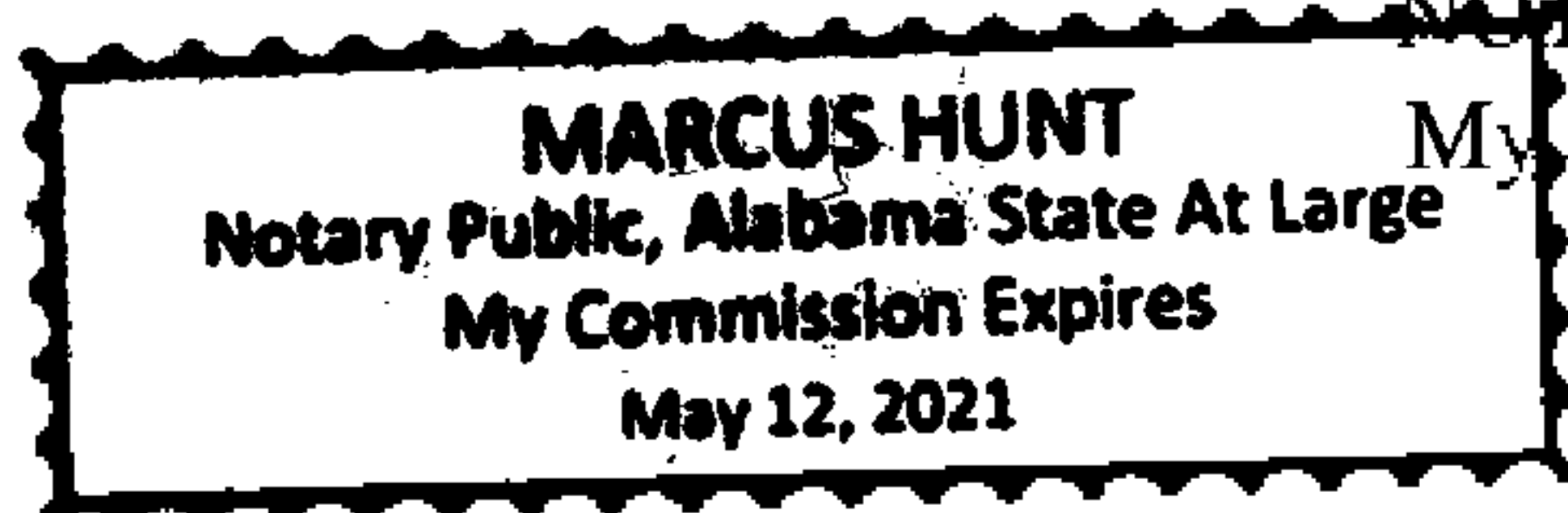

Billy W. Hyatt


Jennifer M. Hyatt

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Billy W. Hyatt and Jennifer M. Hyatt whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this the 25th day of October, 2018.




NOTARY PUBLIC

My commission expires: 5/12/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2018 08:32:47 AM
\$563.00 CHERRY
20181026000379210

