

Send tax notice to:
Joseph Carrol Kelly, III and Samantha Kelly
1716 Kings James Dr.
Alabaster, AL 35007
HOV1800507

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

State of Alabama
County of Shelby

20181026000381050
10/26/2018 03:47:11 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$204,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **C&D Renovations, Inc.**, 225 Perthshire Way, Pelham, AL 35124 (hereinafter referred to as "Grantors"), by **Joseph Carrol Kelly, III and Samantha Kelly** (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 6, according to the Survey of King's Meadow, First Sector, as recorded in Map Book 9, Page 167 and amended in Map Book 10, Page 12, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.


\$201,188.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, C&D Renovations, Inc., by Jonathan Cline and Justin Dailey, its Directors, who are authorized to execute this conveyance, has caused this conveyance to be executed on this, the 26th day of October, 2018.


By: Jonathan Cline
Its: Director


By: Justin Dailey
Its: Director


STATE OF ALABAMA
COUNTY OF JEFFERSON

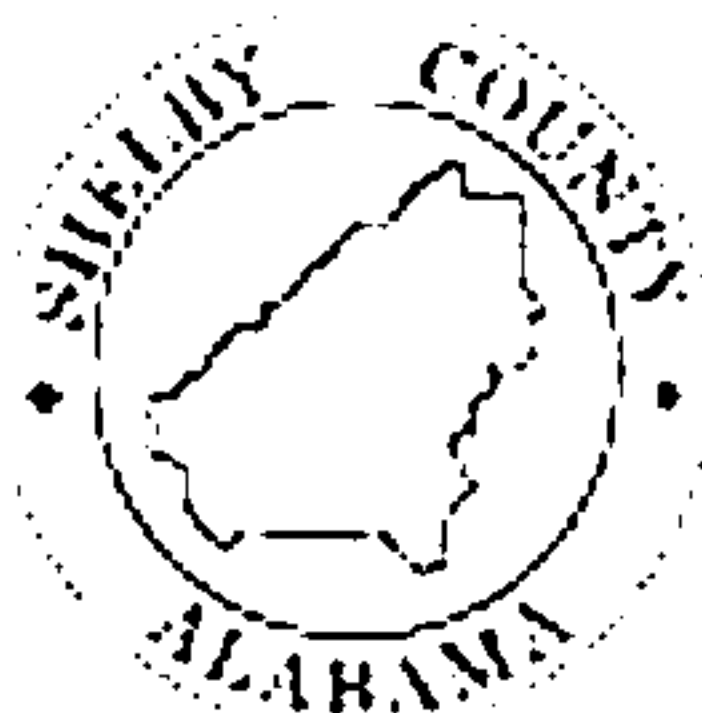
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Cline and Justin Dailey, whose names as Directors of C & D Renovations, Inc., whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of October, 2018.

(NOTARIAL SEAL)




Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2018 03:47:11 PM
\$22.00 CHERRY
20181026000381050

Allen S. Bayl