

Send tax notice to:
THOMAS R VIGNEULLE, JR.
233 Cambrian Ridge Trail
PELHAM, AL, 35124

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

2018585T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Six Thousand and 00/100 Dollars (\$46,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JENNIFER STEWART, A MARRIED WOMAN** whose mailing address is: 110 Highway 13, Helena, AL 35080 (hereinafter referred to as "Grantors") by **THOMAS R VIGNEULLE, JR. and KAYLA VIGNEULLE** whose mailing address is: 233 Cambrian Ridge Trail, Pelham, AL, 35124 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 6A, according to Shield's Resurvey of Lots 5 and 6, Deer Creek Estates, as recorded in Map Book 26, page 68, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Shield's Resurvey of Lots 5 and 6, Deer Creek Estates, as recorded in Map Book 26, page 68, 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 the Deer Creek Estates Residential Association as recorded in Instrument #1995-31517.
5. Easement to Alabama Power Company recorded in Instrument #1996-5629.
6. Covenants, Conditions and Restrictions recorded in Instrument #1995-31518 and Instrument #1996-13196.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor her spouse. This property is vacant land.

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 12th day of October, 2018.

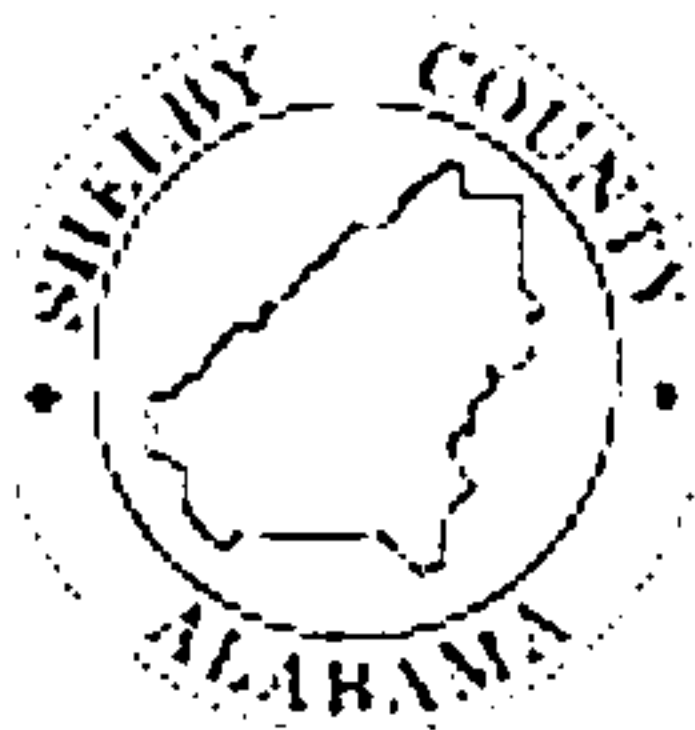

JENNIFER STEWART

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER STEWART 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 12th day of October, 2018.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2018 03:51:32 PM
\$64.00 CHARITY
20181101000388520

Allen S. Bayl