

Send tax notice to:
DARVI MICHELL BUFETE SERGIO
1008 EAGLE LAKE CIRCLE
BIRMINGHAM, AL, 35242

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

2018581

20181101000388530
11/01/2018 03:54:10 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Three Thousand and 00/100 Dollars (\$373,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAMES KIRK HENRY and JANE GILL HENRY, HUSBAND AND WIFE** whose mailing address is: 1890 County Rd 6, Wedowee, AL 36278 (hereinafter referred to as "Grantors") by **DARVI MICHELL BUFETE SERGIO and MARIA THERESA ONATE SERGIO** whose property address is: **1008 EAGLE LAKE CIRCLE, BIRMINGHAM, AL, 35242** 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 771, according to the Survey of Eagle Point, 7th Sector, Phase 2, as recorded in Map Book 23, Page 115, in the Judge of Probate Office of Shelby County, Alabama.

SUBJECT TO:

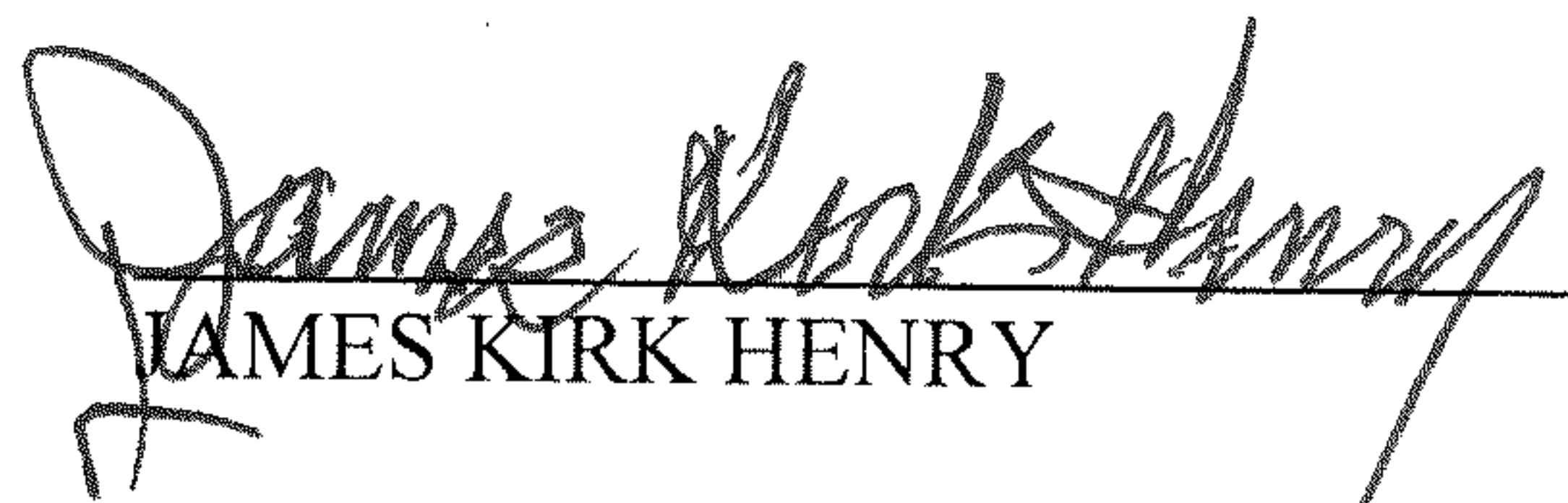
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Building and setback lines of 25 feet as recorded in Map Book 23, Page 115, in the Probate Office of Shelby County, Alabama.
3. Variable easement on rear of lot for drainage and sanitary sewer easement and easement for access to lake and walking trail.
4. Restrictions as shown by recorded map.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1998-32332, in the Probate Office of Shelby County, Alabama.
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1994-20416 and Volume 331, Page 262, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company as recorded in Volume 111, Page 408 and Volume 149, Page 380, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Riparian and other rights created by the fact that subject property lies adjacent to a lake.
9. Notice regarding availability of sanitary sewer service in favor of SWWC Utilities, Inc. as recorded in Instrument No. 20131204000469380.

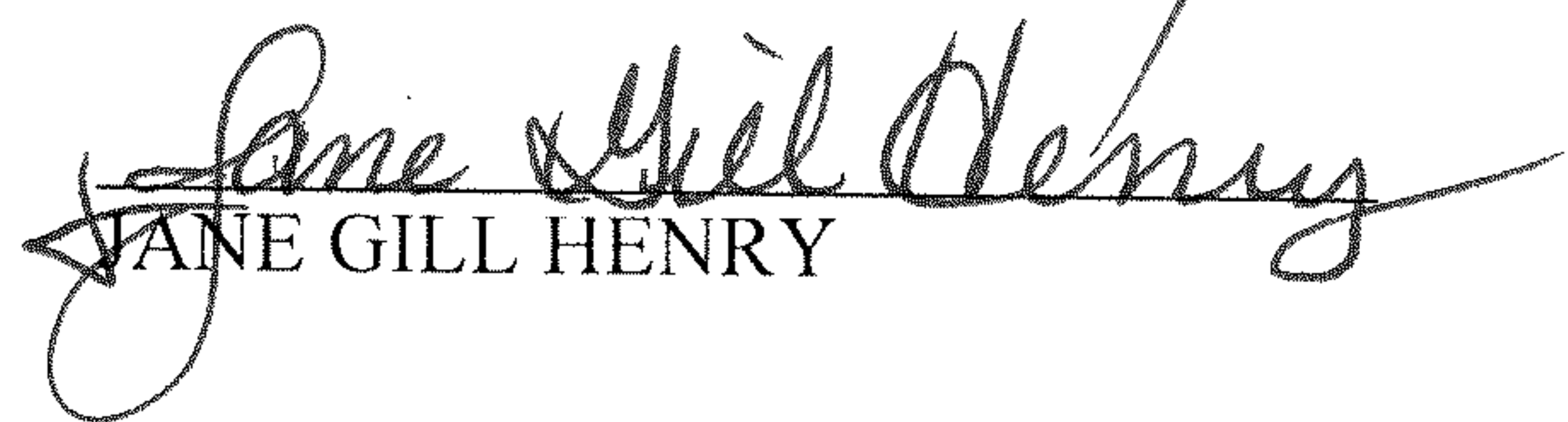
\$335,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantor, has hereunto set his/her hand and seal this the 30th day of October, 2018.

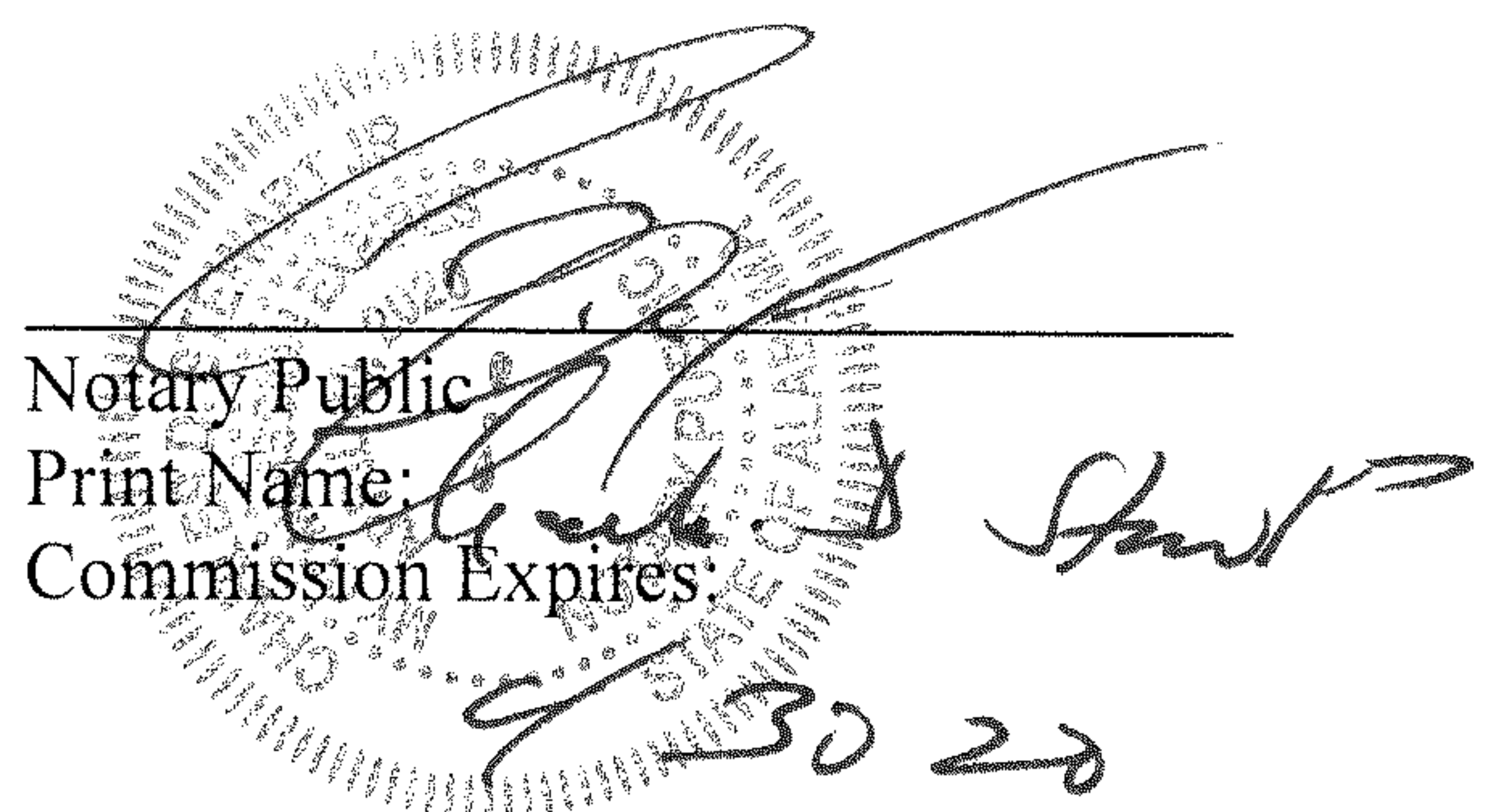


JAMES KIRK HENRY


JANE GILL HENRY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES KIRK HENRY and JANE GILL HENRY 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 30th day of October, 2018.


Notary Public
Print Name: 
Commission Expires: 9/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2018 03:54:10 PM
\$55.50 CHERRY
20181101000388530

