

Send tax notice to:
CINDY M. ALEXANDER
1256 AMBERLEY WOODS DR
HELENA, AL, 35080

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

2018592

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Two Thousand and 00/100 Dollars (\$172,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **EMILY DANN, a single individual** whose mailing address is: 4169 Heartwood Rd, Lexington, KY 40515 (hereinafter referred to as "Grantors") by **CINDY M. ALEXANDER** whose property address is: **1256 AMBERLEY WOODS DR, HELENA, AL, 35080** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Amended Map of Amberley Woods, 6th Sector, as recorded in Map Book 22, Page 48, in the Probate Office of the Judge of Probate 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. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Real Book 150, Page 648, and any damages relating to the exercise of such rights or the extraction of such minerals.
3. Easements to Colonial Pipe Line as recorded in Deed Book 223, Page 437 and in Deed Book 267, Page 834.
4. Restrictions appearing of record in Declaration of Protective Covenants for Amberley Wood 6thSector as recorded in Instrument No. 1997-1460.
5. Restrictive Covenants and grant of Land Easement for Underground Facilities in subdivision in favor of Alabama Power Company as recorded in Instrument No. 1998-32329.

\$168,884.00 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.

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.

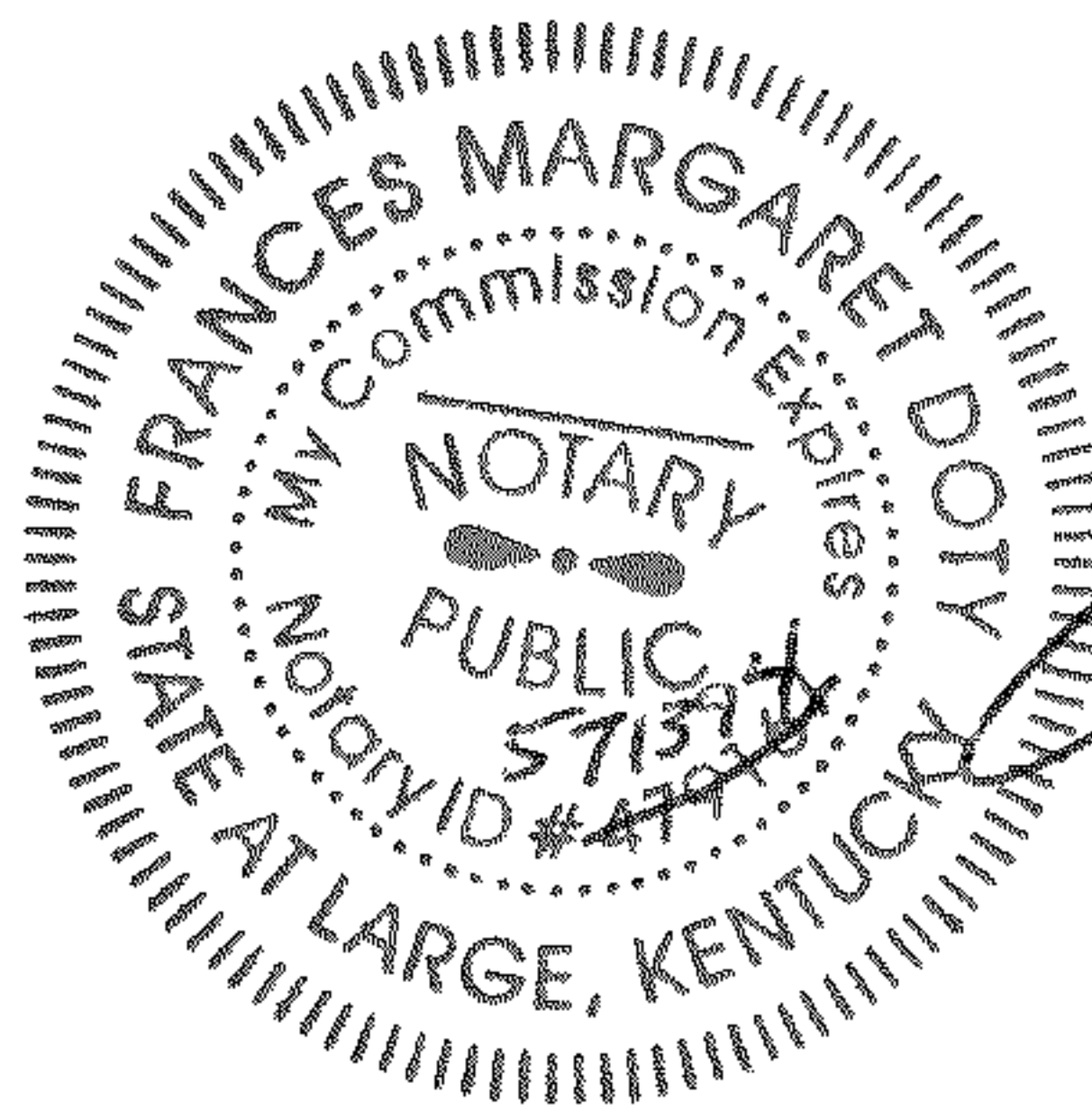
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1 day of November, 2018.

Emily Dann
EMILY DANN

Kentucky@large
~~STATE OF ALABAMA~~
~~COUNTY OF SHELBY~~ *Jessamine*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EMILY DANN 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 1st day of November, 2018.



Frances Margaret Doty
Notary Public
Print Name: *FRANCES MARGARET Doty*
Commission Expires: *January 19, 2021*
#571394



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2018 02:48:41 PM
\$21.50 JESSICA
20181109000398940

Allie S. Beal