

Send tax notice to:
RANDY S THOMAS
5027 LINWOOD DRIVE
BIRMINGHAM, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018644

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventeen Thousand Three Hundred and 00/100 Dollars (\$417,300.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **GARY J. JACKSON and APRIL W. JACKSON, husband and wife**, whose mailing address is: 1056 Highland Drive, Birmingham, AL 35244 (hereinafter referred to as "Grantors") by **RANDY S THOMAS and PAMELA B THOMAS** whose mailing address is: **5027 LINWOOD DRIVE, BIRMINGHAM, AL, 35244** 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 29A, according to the Resurvey of Lots 29 and 30, River Highlands, as recorded in Map Book 23, Page 156, 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. 35 foot minimum building setback line along Highland Drive as shown by recorded map.
3. 15 foot easement along rear of lot as shown by recorded map.
4. Declaration of protective covenants and Articles of Incorporation and By-Laws as set forth in Instrument #1995-6139, in the Probate Office of Shelby County, Alabama.
5. Release of damages as set forth in Instrument #1995-8309, in the Probate Office of Shelby County, Alabama.
6. Easement and right of way to River Highlands Homeowner's Association as set forth in Instrument #1995-8299, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company as set forth in Instrument #1998-34336, in the Probate Office of Shelby County, Alabama.

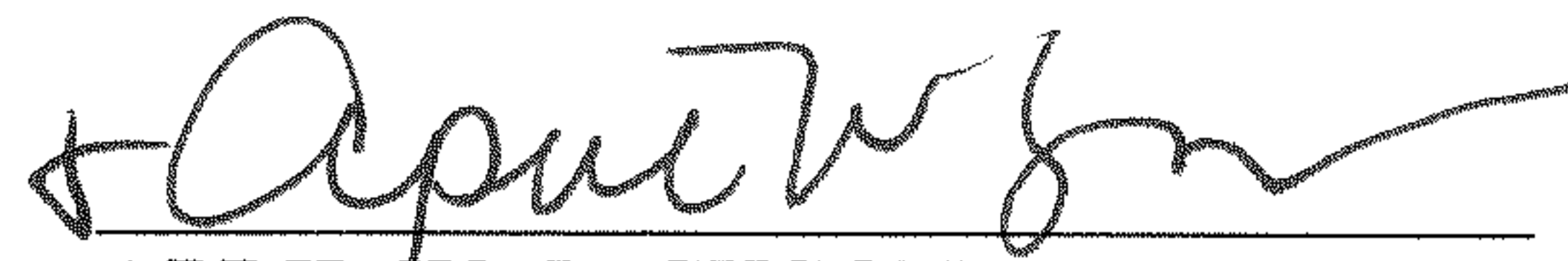
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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 Grantors, have hereunto set their hand and seal this the 7th day of November, 2018.

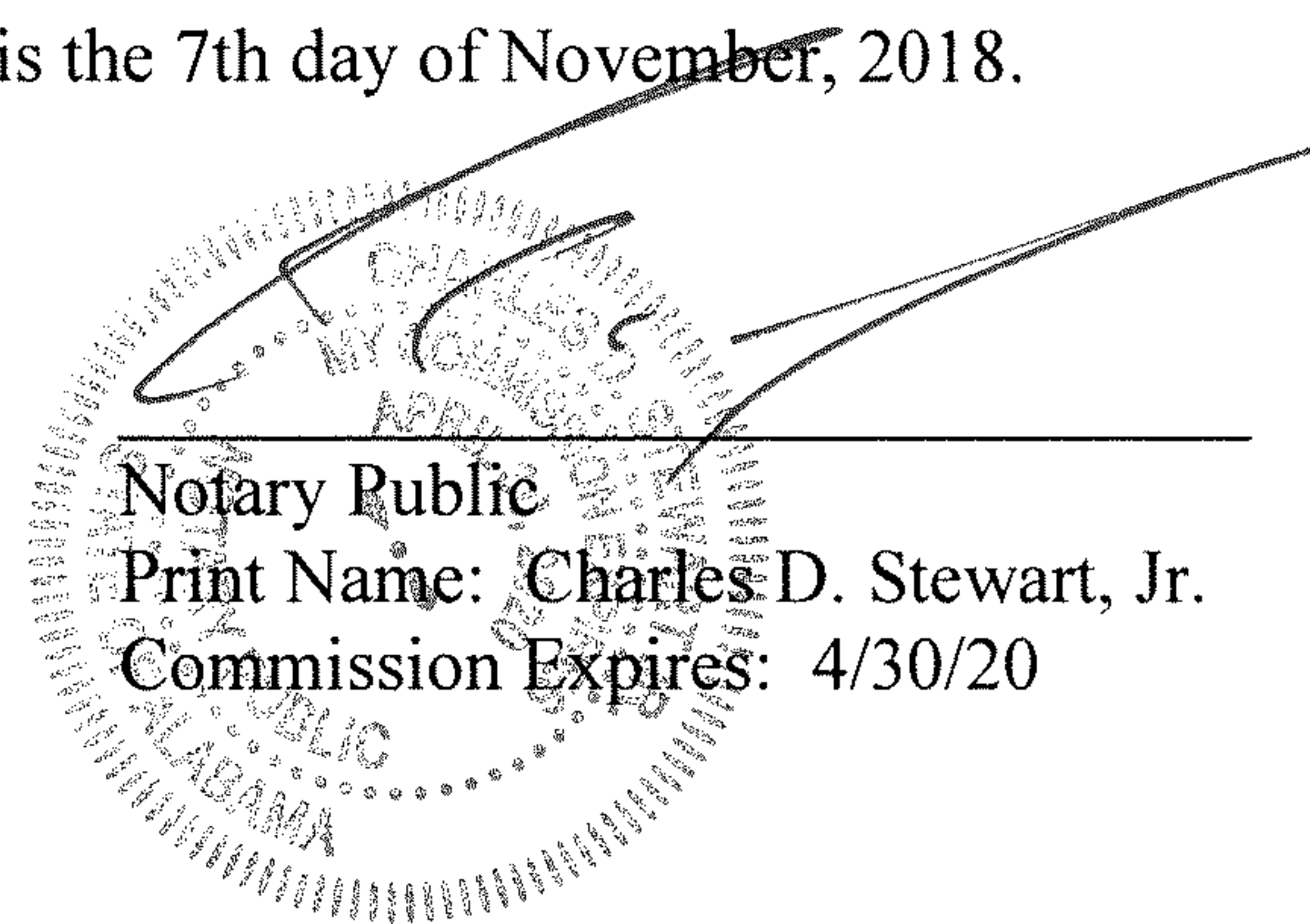

GARY J. JACKSON


APRIL W. JACKSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY J. JACKSON and APRIL W. JACKSON 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of November, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2018 02:51:30 PM
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