

Send tax notice to:
RYAN L JOHNSON
101 STONEHAVEN DRIVE
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

2018613

20181115000404450
11/15/2018 02:18:38 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEVE HARVEY MARTIN and BRANDY CAPRI CRAWFORD K/N/A BRANDY CAPRI MARTIN, husband and wife**, whose mailing address is: 1068 STONEYKIRK ROAD, PELHAM, AL 35124 (hereinafter referred to as "Grantors") by **RYAN L JOHNSON** whose property address is: **101 STONEHAVEN DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to a Resurvey of Lots 20, 21 and 22, The Cottages at Stone Haven, as recorded in Map Book 22, Page 13, in the Probate Office of Shelby County, Alabama.

Brandy Capri Martin is one and the same as Brandy Capri Crawford, grantee in Instrument #20020801000359160.

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. Easement(s) as shown by recorded map.
3. Building line(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Restrictions or Covenants appearing of record in Instrument 1996-18613, in the Probate Office of Shelby, Alabama.
6. Easement to City of Pelham, as recorded in Instrument 1994-7090, in the Probate Office of Shelby County, Alabama.
7. Easement to Colonial Pipeline, as recorded in Volume 268, page 817, in the Probate Office of Shelby County, Alabama.
8. Release of Damages, Restrictions, Modifications, Covenants, Conditions, Rights, Privileges, Immunities and Limitations as recorded in Instrument 1997-2782 and Instrument 1997-8994, in the Probate Office of Shelby County, Alabama.

\$167,000.00 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 Grantors, have hereunto set their hand and seal this the 13th day of November, 2018.



STEVE HARVEY MARTIN



BRANDY CAPRI MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE HARVEY MARTIN and BRANDY CAPRI MARTIN 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 13th 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
11/15/2018 02:18:38 PM
\$31.00 CHERRY
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