

Send tax notice to:
STEVEN MARTIN
1068 STONEYKIRK ROAD
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

2018566

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **STEPHEN S. HIETT and SHERRY WILD K/N/A SHERRY WILD HIETT, husband and wife**, whose mailing address is: **147 GRIFFIN PARK TRAIL, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by **STEVEN MARTIN and BRANDY MARTIN** whose property address is: **1068 STONEYKIRK ROAD, 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 421, according to the Survey of Stoneykirk at Ballantrae, Phase I, as recorded in Map Book 32, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

Sherry Wild and Sherry Wild Hiett are one and the same person.

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. Such state of facts as recorded on plat of Stoneykirk at Ballantrae, Phase I, as recorded in Map Book 32, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 25 foot building setback lines and 5 foot easement along Stoneykirk Road, as shown on recorded map.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument # 20031001000660210, in the Probate Office of Shelby County, Alabama.

\$280,500.00 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.



STEPHEN S. HIETT

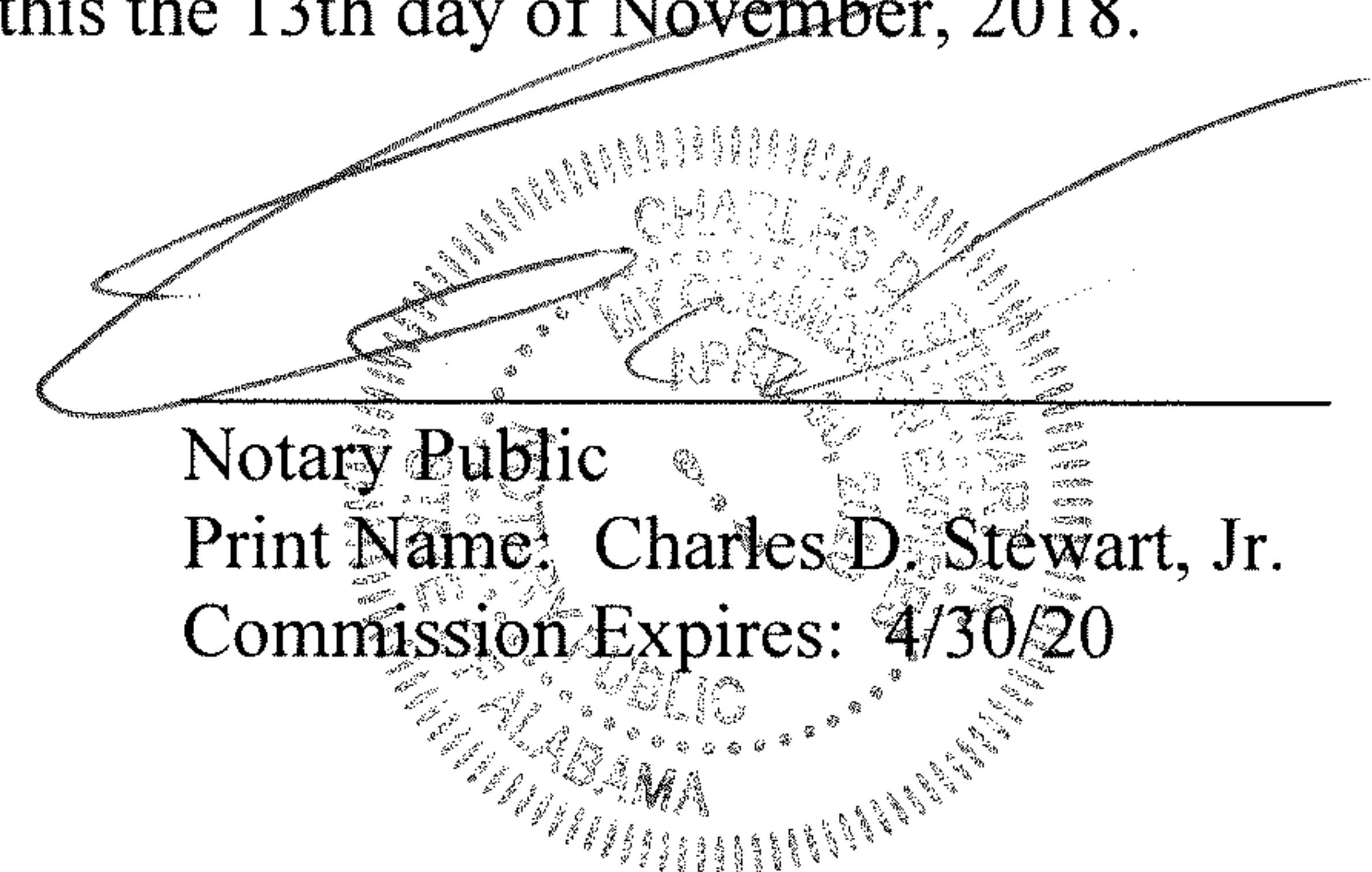


SHERRY WILD HIETT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN S. HIETT and SHERRY WILD HIETT 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2018 02:21:31 PM
\$68.50 CHARITY
20181115000404480

Allie S. Boyd