

Send tax notice to:
THERESA BRADLEY
204 MARWOOD 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
Shelby COUNTY

2018664

20181121000411350
11/21/2018 10:02:31 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fourteen Thousand and 00/100 Dollars (\$314,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **LARRY M. CURRY, SR. and KAY P. CURRY, HUSBAND AND WIFE** whose mailing address is: 6061 Colonial Pkwy Unit 1103 Gulf Shores AL 36542 (hereinafter referred to as "Grantors") by **THERESA BRADLEY and DUANE BRADLEY** whose property address is: **204 MARWOOD 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 21, according to the Survey of Marwood, 2nd Sector, as recorded in Map Book 10, Page 16, in the 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. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, or and under subject property, including those recorded as Deed Book 12, Page 188, in said Probate Office.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of Marwood, 2nd Sector, as recorded in Map Book 10, Page 16, in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Real Volume 84, Page 497, in said Probate Office.
6. Easement and building line exception recorded in Real Volume 84, Page 497, in said Probate Office.
7. Agreement with Alabama Power Company for Underground Residential Distribution recorded in Real Volume 89, Page 972 and Real Volume 89, Page 979, in said Probate Office.

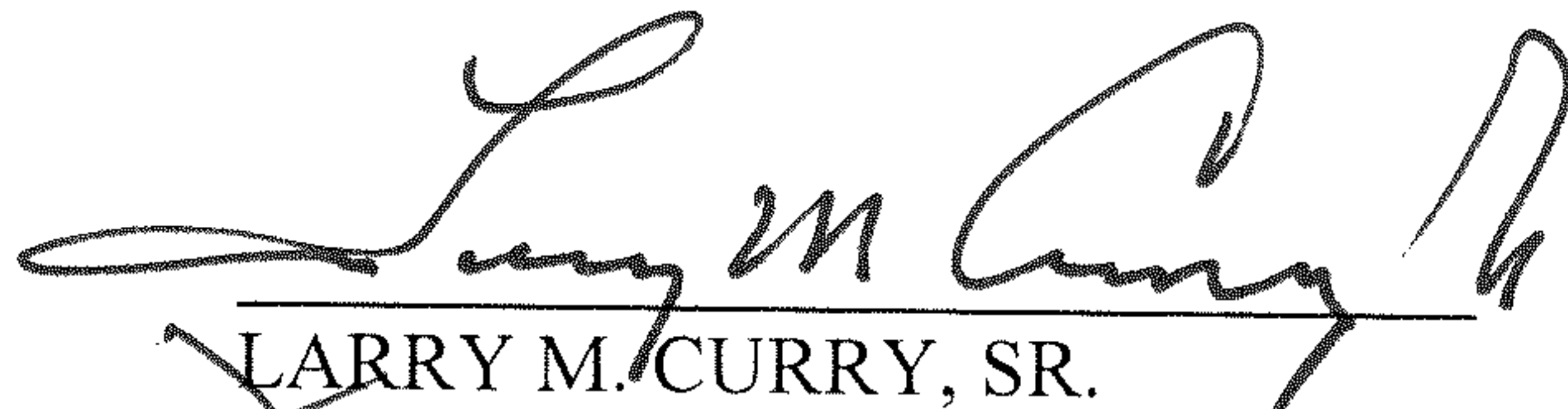
- 8. Right of way to Alabama Power Company recorded in Real Volume 89, Page 975; Deed Book 102, Page 52 and Deed Book 102, Page 54, in said Probate Office.
- 9. Permit to Alabama Power Company recorded in Real Book 75, Page 703, in said Probate Office.
- 10. Easement recorded as Instrument No. 20040622000340270 and Instrument No. 20181017000367570, in said Probate Office.

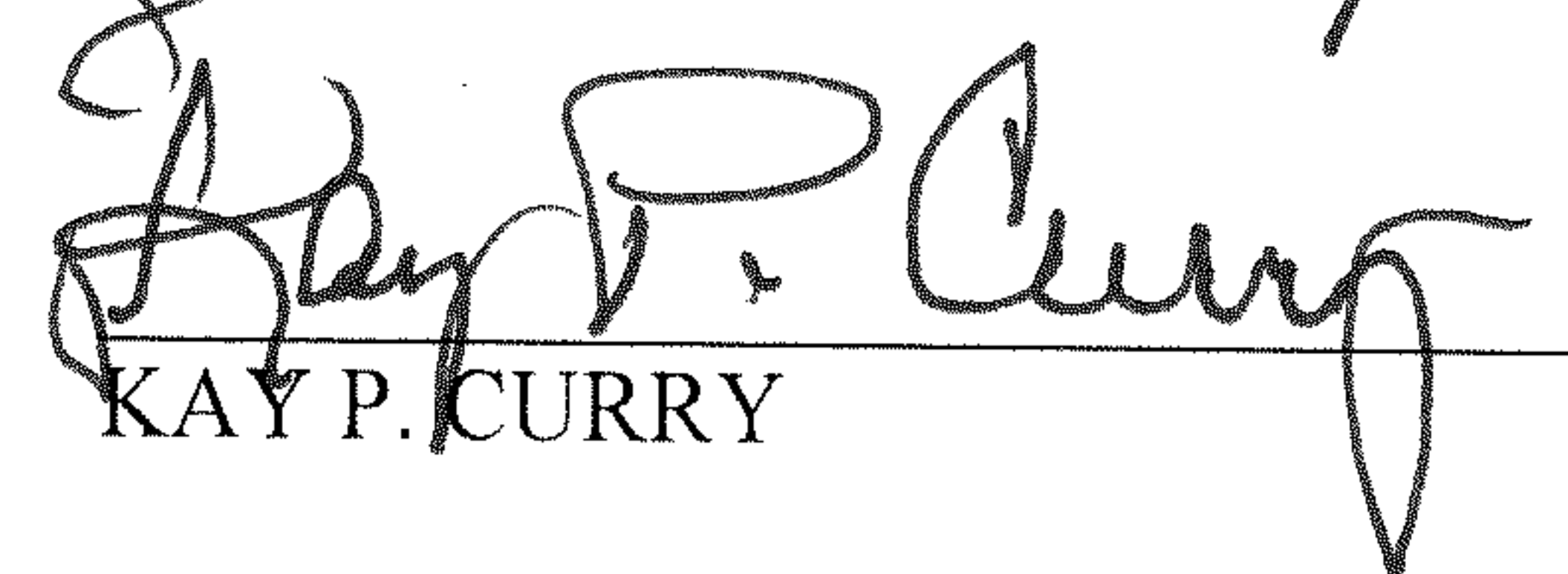
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 20th day of November, 2018.

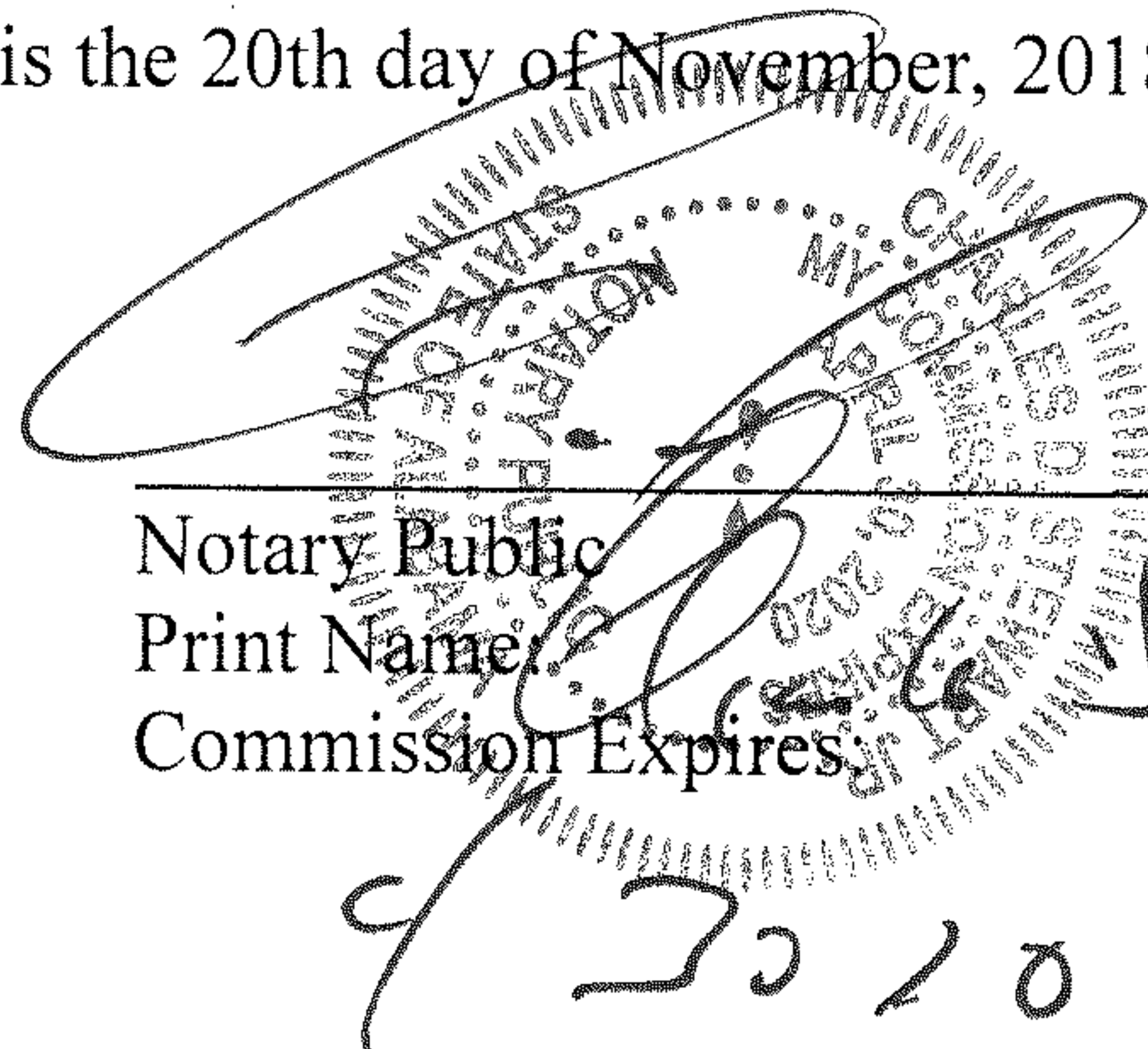

 LARRY M. CURRY, SR.



 KAY P. CURRY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LARRY M. CURRY, SR. and KAY P. CURRY 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 20th day of November, 2018.


 Notary Public
 Print Name: Charles D. Stewart
 Commission Expires: 02/20/2020



9/20/18



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/21/2018 10:02:31 AM
 \$332.00 CHARITY
 20181121000411350

