

Send tax notice to:

David Sharp and Helen Sharp
1178 Dunnavant Valley Road
Birmingham, AL 35242
BHM1800963

State of Alabama
County of Shelby

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Six Hundred Eighty Thousand and 00/100 Dollars (\$680,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Donald J. Emilian**, an unmarried man, whose mailing address is 2110 Kenley Way, Birmingham, AL 35242, (hereinafter referred to as "Grantors"), by **David Sharp and Helen Sharp**, whose mailing address is 1178 Dunnavant Valley Road, Birmingham, AL 35242, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the address of which is **1178 Dunnavant Valley Road, Birmingham, AL 35242**, to-wit:

A tract of land situated in the Southeast 1/4 of Section 9, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at a Southeast corner of Lot 2520 according to the Survey of Highland Lakes 25th Sector Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama, said point also lying on the Northwest right of way line of Shelby County Highway No. 41; thence run North 33 degrees 38 minutes 52 seconds West along the East line of said Lot and along said road right of way for 22.19 feet to the Point of Beginning of the Tract of land herein described; thence run North 01 degrees 06 minutes 45 seconds West along the East line of Lots 2520 thru 2516 of said Survey for 265.01 feet; thence run North 19 degrees 53 minutes 19 seconds East along the East line of Lot 2516 of said Survey for 30.05 feet; thence run North 72 degrees 02 minutes 46 seconds West along the North line of Lot 2516 of said Survey for 12.48 feet to the Southeast corner of Lot 2515 of said Survey; thence run North 19 degrees 54 minutes 26 seconds East along the East line of Lots 2515 thru 2513 of said Survey for 176.42 feet to the Southwest corner of Lot 2512 of said Survey; thence run North 29 degrees 23 minutes 49 seconds East along the East line of Lot 2512 of said Survey for 52.58 feet to the Southeast corner of Lot 2511 according to the Survey of Highway Lakes 25th Sector Phase III an Eddleman Community as recorded in Map Book 38, Page 18, in the Probate Office of Shelby County, Alabama; thence run North 45 degrees 51 minutes 07 seconds East along the East line of Lot 2511 and Lot 2510 of said Survey for 121.64 feet to the Southeast corner of Lot 2509 according to the Survey of Highland Lakes 25th Sector Phase II an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama; thence run North 57 degrees 15 minutes 49 seconds East along the East line of Lots 2509 and 2509 for 80.49 feet to a point on Lot 2508; thence run North 52 degrees 12 minutes 30 seconds East along the East line of Lot 2508 for 41.22 feet to the Northeast corner of Lot 2508 of said Survey and the Southeast corner of Lot 2507 according to the Map of Highland Lakes 25th Sector Phase 1 an Eddleman Community, as recorded in Map Book 35, page 3, in the Probate Office of Shelby County, Alabama; thence run North 52

degrees 12 minutes 30 seconds East along Lots 2507 thru 2504 of said Survey for 370.17 feet to a point on the Northwesterly right of way of Shelby County Highway No. 41; thence run South 32 degrees 10 minutes 00 seconds West along said road right of way for 1050.32 feet to the Point of Beginning.

Donald J. Emilian is the surviving Grantee of that deed dated May 4, 2006 and recorded on October 27, 2006 in Instrument No. 20061027000532020 and Instrument No. 20030904000588140, in the Probate Office of Shelby County, Alabama, the other grantee Della Emilian, having died on or about the 30th day of July 2018.

Donald J. Emilian and Donald J. Emilian, Sr. are one and the same.

SUBJECT TO:

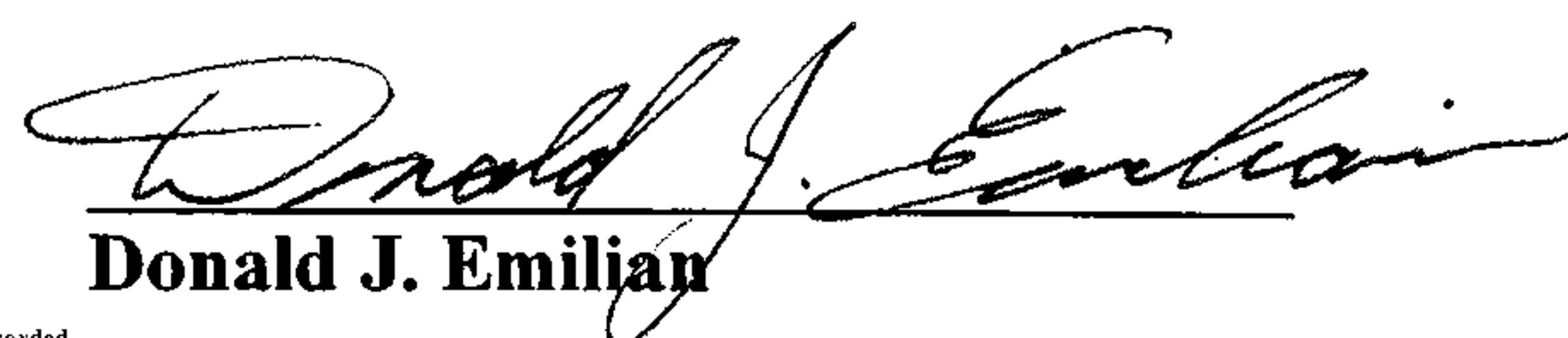
AD VALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$544,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Donald J. Emilian, has hereunto set his signature and seal on this, the 13th day of December 2018.


Donald J. Emilian

STATE OF ALABAMA
COUNTY OF JEFFERSON



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/13/2018 03:46:39 PM
\$154.00 CHERRY
20181213000436870

Allen S. Bayl

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald J. Emilian, 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 December 2018.

(NOTARIAL SEAL)


Notary Public
Print Name: Brianne Elizabeth Joyner
Commission Expires: June 21, 2020

