

Send tax notice to:  
Kari Myers and Hunter Chase Myers  
247 Saddle Lake Drive  
Alabaster, AL 35007  
PEL1800665

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Joel W. Harper and Jenifer Harper, Husband and Wife, whose mailing address is:** 3916 River View DR. Vestavia, AL 35243 (hereinafter referred to as "Grantors"), by **Kari Myers and Hunter Chase Myers** (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, to-wit:

Unit 1, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument No. 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument No. 1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided 1/174 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominiums as recorded in Map Book 20, Page 20 A & B, in the Probate Office of Shelby County, Alabama.

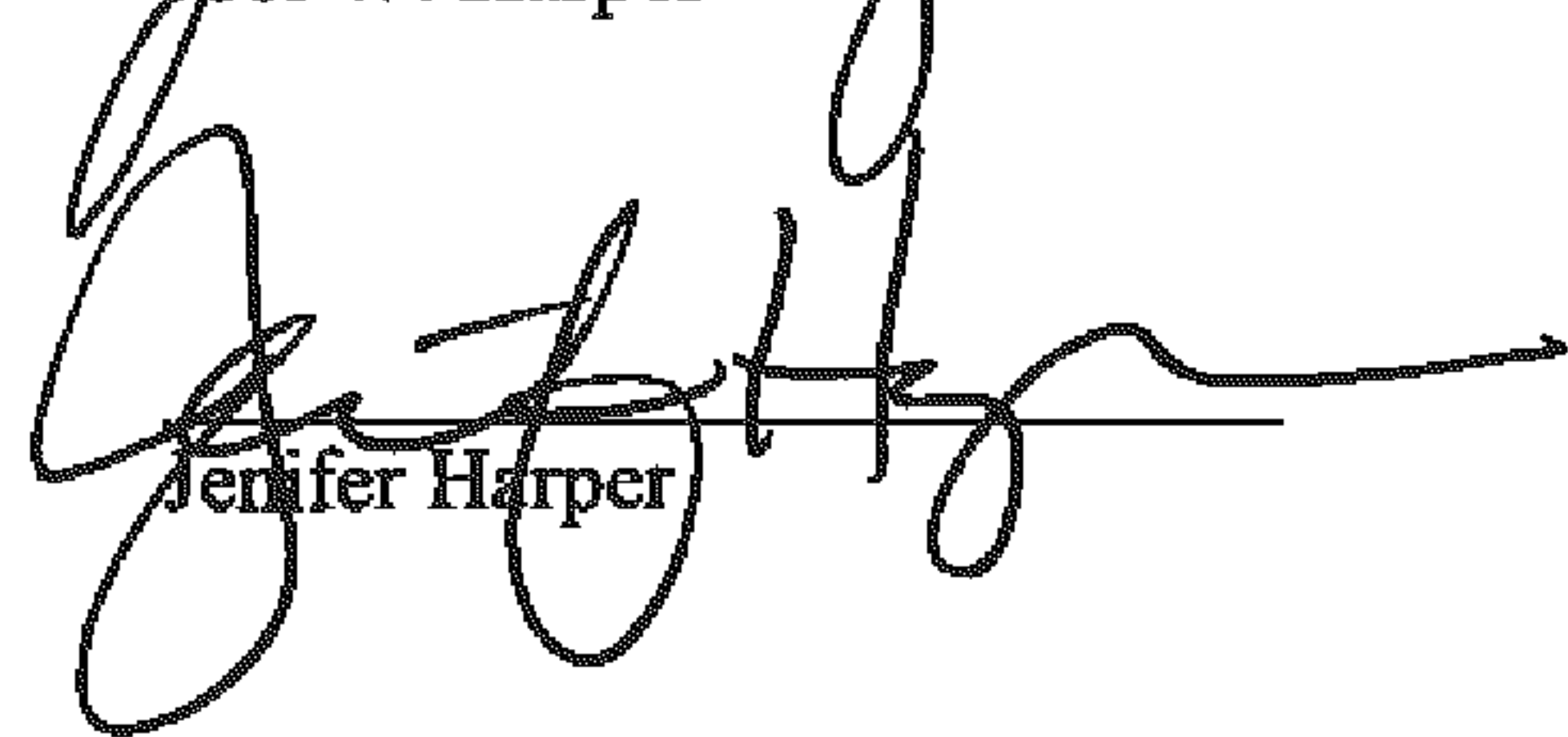
SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

\$246,600.00 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 it is 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 Joel W. Harper and Jenifer Harper have hereunto set their signatures and seals on December 11, 2018.

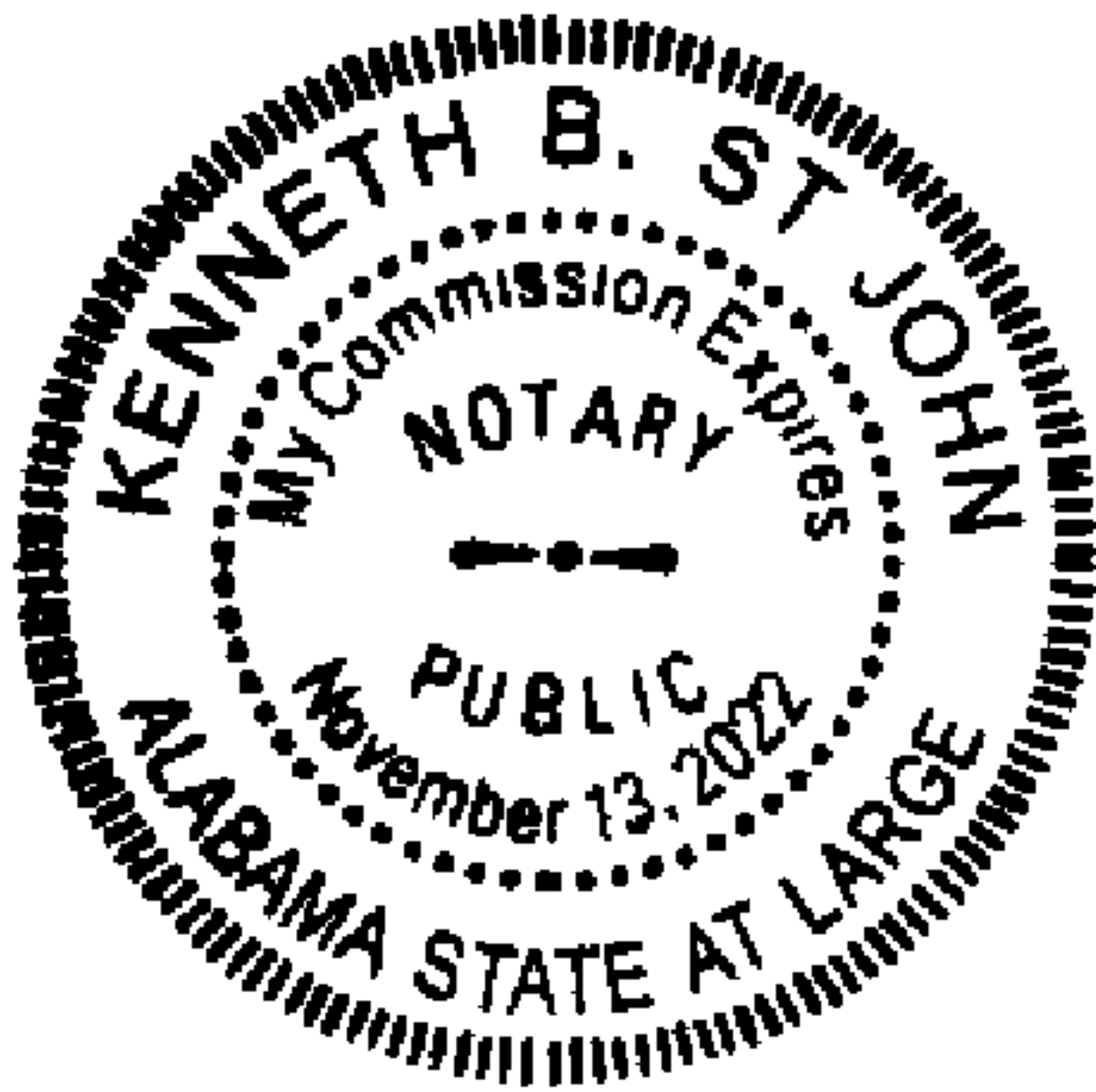
  
Joel W. Harper  
  
Jenifer Harper

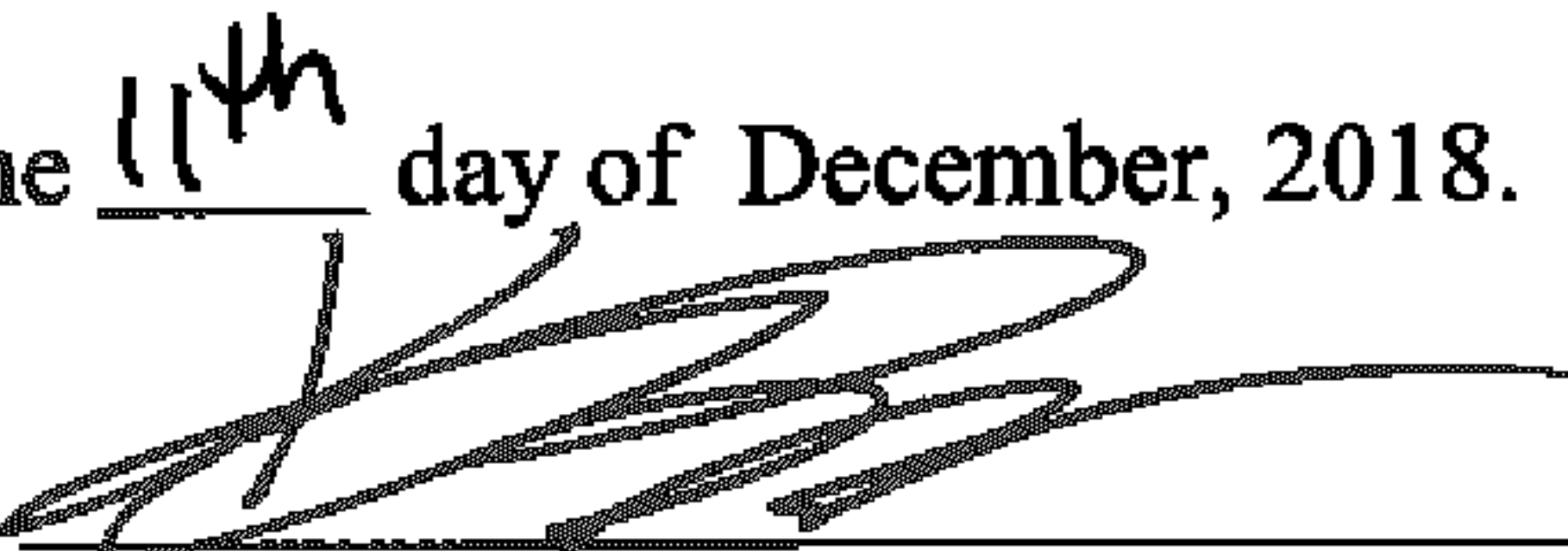
STATE OF ALABAMA  
COUNTY OF Shelby

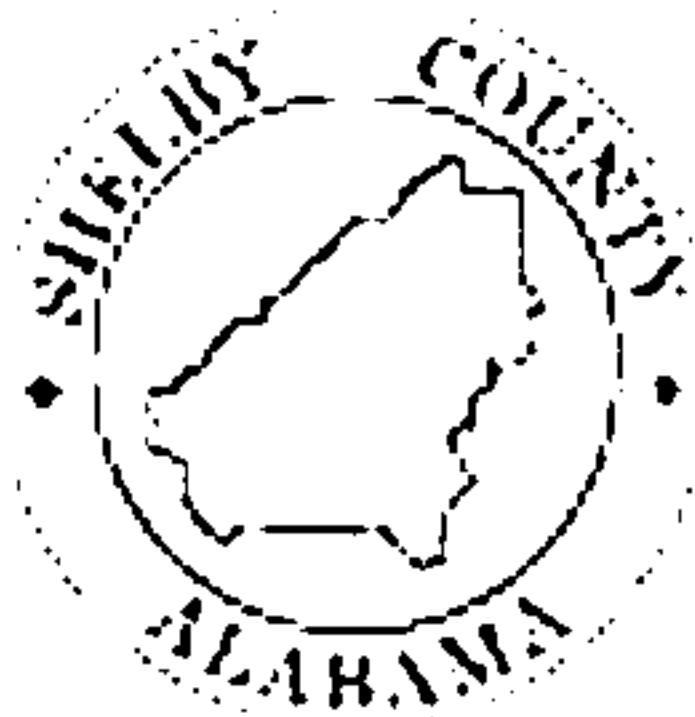
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel W. Harper and Jenifer Harper, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of December, 2018.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Kenneth B St. John  
Commission Expires: 11/13/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/14/2018 03:14:54 PM  
\$91.50 CHERRY  
20181214000438190

