

Send tax notice to:
LARRY MICHAEL GOULD
485 HIGHWAY 438
WILSONVILLE, AL, 35186

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

2018661

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy-Seven Thousand Five Hundred and 00/100 Dollars (\$477,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **KEVIN L. LAND and MECHELLE LEE LAND, HUSBAND AND WIFE** whose mailing address is: 105 Covington Place, Columbiana AL 35051 (hereinafter referred to as "Grantors") by **LARRY MICHAEL GOULD and SONJA GOULD** whose property address is: **485 HIGHWAY 438, WILSONVILLE, AL, 35186** 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 3, according to the Survey of Lakewood Acres, as recorded in Map Book 32, Page 122, in the Probate Office 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Lakewood Acres recorded in Map Book 32, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.
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. Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument #20040128000047140.
5. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Lakewood Acres recorded in Map Book 32, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement granted to Alabama Power Company recorded in Instrument #20040908000501340.
7. Articles of Incorporation of Lakewood Residential Association Inc recorded in Instrument #20110531000158560.
8. Riparian rights as follows: Rights of upper and lower riparian owners in and to the free and unobstructed flow of the water of the creek extending through the land, without diminution.

\$453,100.00 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 14th day of December, 2018.



KEVIN L. LAND

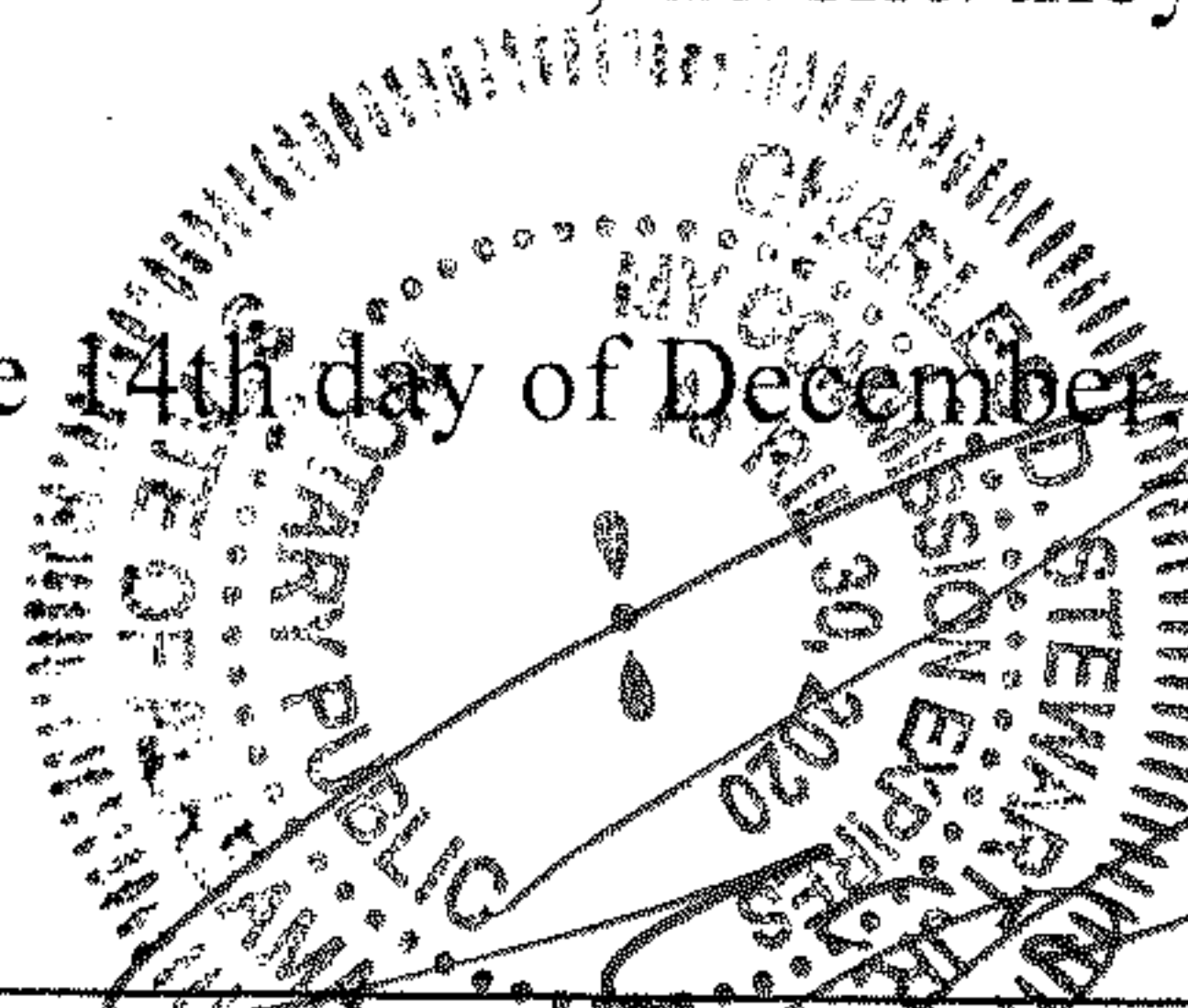


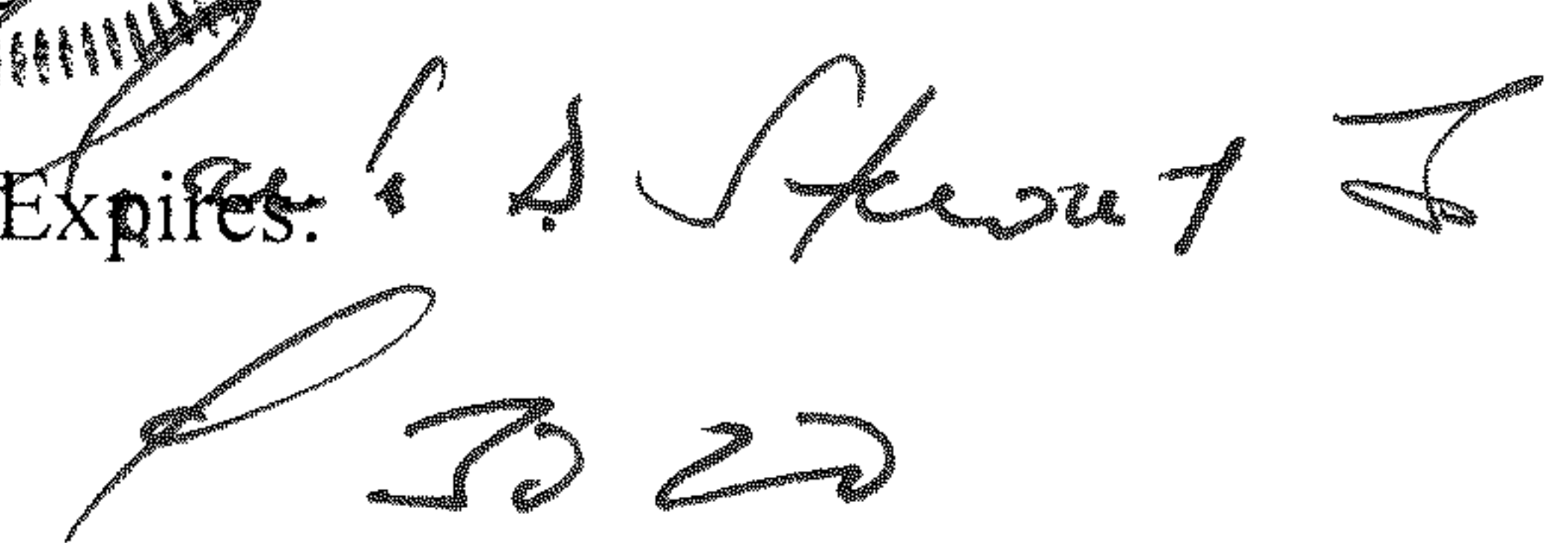
MECHELLE LEE LAND

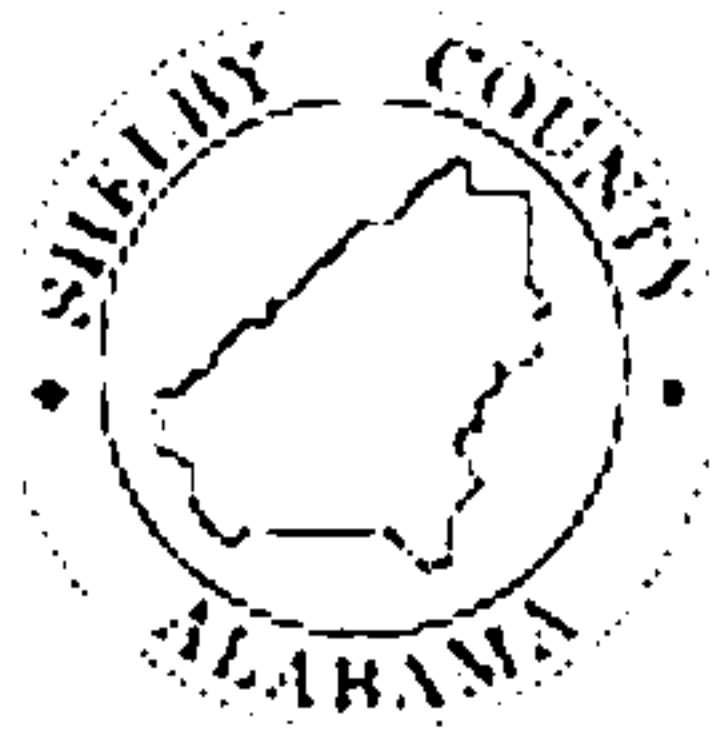
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN L. LAND and MECHELLE LEE LAND 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 14th day of December, 2018.



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 11/30/2020




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2018 02:06:44 PM
\$42.50 CHARITY
20181217000439750

