

Send tax notice to:
Tamyus Rashad Barnett
229 Addison Drive
Calera, AL 35040
HOV1800678

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 **One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Joshua A. Lawrence and Sara Theresa Lawrence, husband and wife**, whose mailing address is 334 Huntington Parc Rd., Birmingham, AL 35226 (hereinafter referred to as "Grantors"), by **Tamyus Rashad Barnett** (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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 221, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

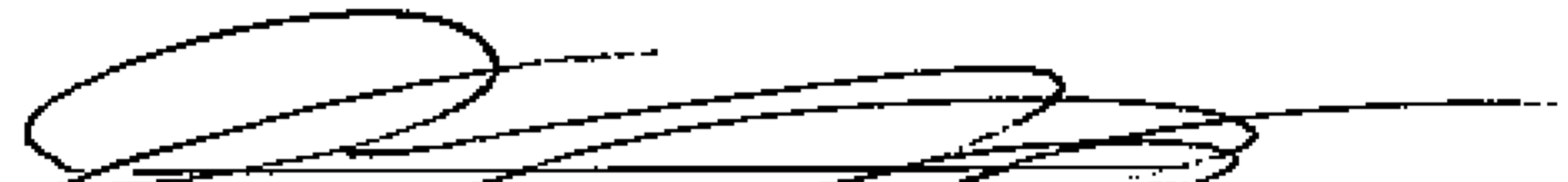
MINING AND MINERAL RIGHTS EXCEPTED.

\$194,085.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, 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 Joshua A. Lawrence and Sara Theresa Lawrence have hereunto set their signatures and seals on December 31, 2018.


Joshua A. Lawrence


Sara Theresa Lawrence


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua A. Lawrence and Sara Theresa Lawrence, 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 31st day of December, 2018.

(NOTARIAL SEAL)




Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2019 03:27:14 PM
\$19.00 CHERRY
20190102000001270

