

Send tax notice to:
Jason A. Mann
141 Hayesbury Court
Pelham, AL 35124

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

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty One Thousand Five Hundred and 00/100 Dollars (\$131,500.00) in hand paid to the undersigned, **Russell G Marsh, a married man** (hereinafter referred to as "Grantor"), by **Jason A Mann** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 85, according to the Survey of Hayesbury, Phase 1, according to the plat thereof recorded in Map Book 28, Page 89, 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.

\$124,925.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantors spouse.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 28th day of December, 2018.

Russell G Marsh by his attorney in fact

Russell G Marsh, by his attorney in fact,
Jessica Dietrich Marsh

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Dietrich Marsh, whose name as attorney in fact for Russell G Marsh, a married man, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28th day of December, 2018.

(Notary Seal)

[Signature]

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



