

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:

Cari L. Cline

7750 Hwy 41 S
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, Donna M. Eyles, as Trustee under The Eyles Living Trust dated November 9, 2011 and any Amendment thereto, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto Cari L. Cline, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 2, according to the Map of Solo Dos as recorded in Map Book 45 Page 7 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 45 Page 7 in the Probate Office.
3. A 35 foot building setback line from County Road 41 (aka Dunnivant Valley Road) as recorded in Map Book 45 Page 7 in the Probate Office.

\$38,250.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

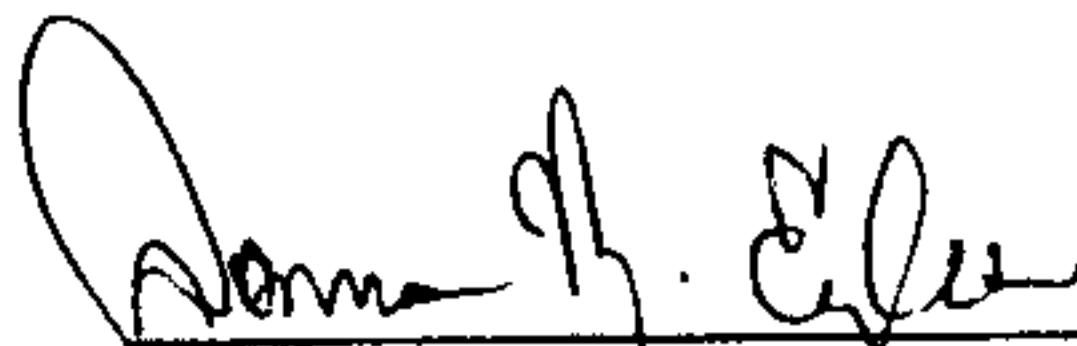

20190118000020970 1/3 \$66.00
Shelby Cnty Judge of Probate, AL
01/18/2019 01:07:49 PM FILED/CERT

Shelby County, AL 01/18/2019
State of Alabama
Deed Tax: \$45.00



IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of JANUARY, 2019.

THIS DEED WILL NOT BE IN EFFECT UNTIL JANUARY 15, 2019.



(L.S.)

Donna M. Eyles, as Trustee under The Eyles Living Trust dated November 9, 2011 and any Amendment thereto

STATE OF Texas

COUNTY OF Nueces

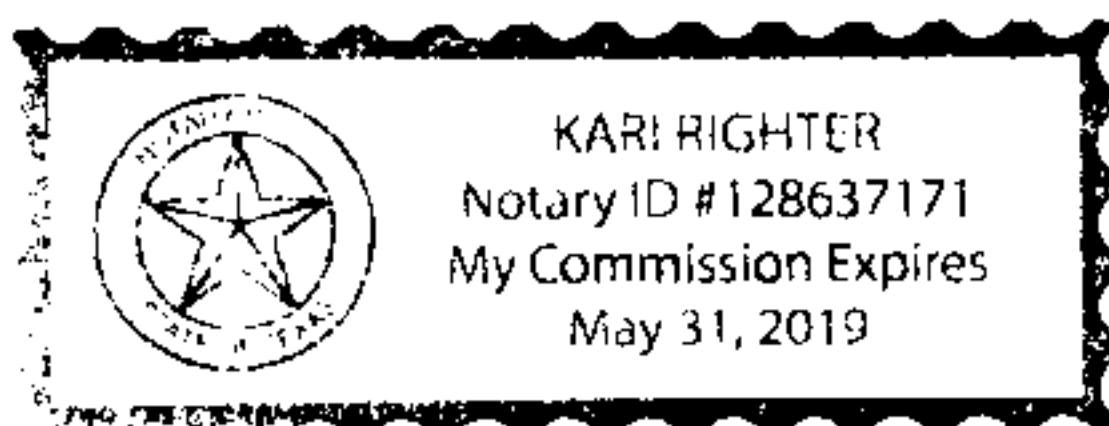
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna M. Eyles, whose name as Trustee under The Eyles Living Trust dated November 9, 2011 and any Amendment thereto, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, as such Trustee and with full authority, has executed the same voluntarily on the day the same bears date on behalf of The Eyles Living Trust dated November 9, 2011 and any Amendment thereto.

Given under my hand and official seal this 14th day of JANUARY, 2019.



Notary Public

My Commission Expires: 5-31-19



20190118000020970 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:

Donna M. Eyles, as Trustee under The Eyles Living Trust
dated November 9, 2011 and any Amendment thereto

Mailing Address:

14041 La Blanquilla Drive
Corpus Christi, TX 78418

Property Address:

1276 Dunnavant Valley Road
Birmingham, AL 35242

Grantee's name:

Cari L. Cline

Mailing Address:

7750 Highway 41 S
Leeds, Alabama 35094

Date of Sale: JANUARY 15TH, 2019

Total Purchase Price: \$45,000.00

or

Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20190118000020970 3/3 \$66.00
Shelby Cnty Judge of Probate, AL
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