

Send tax notice to:  
HEATHER HINKLE  
713 CAHABA MANOR TRAIL  
PELHAM, AL, 35124

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2019027

SHELBY COUNTY

20190204000035370  
02/04/2019 10:40:08 AM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$109,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **TODD DURAND STEWART, a married man**, whose mailing address is: 5037 Old Cahaba Ave Pelham, AL 35090 (hereinafter referred to as "Grantor") by **HEATHER HINKLE** whose property address is: **713 CAHABA MANOR TRAIL, PELHAM, AL, 35124** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 11, according to the survey of Cahaba Manor Town Homes, First Addition as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama and except part of Lot 11 more particularly described as follows: Begin at the SE corner of Lot 10 of said subdivision; thence in a Northwesterly direction along the east property line of said Lot 10, a distance of 93.52 feet; thence 16 degrees 09' right in the Northwesterly direction, a distance of 17.96 feet; thence 183 degrees 51' right, in a Southwesterly direction, a distance of 114.06 feet; thence 123 degrees 14'30" right in a Westerly direction a distance of 5.98 feet to the point of beginning, being situated in Shelby County, Alabama.**

**This property is not the homestead of the Grantor, nor that of his spouse.**

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 Cahaba Manor Town Homes, First Addition recorded in Map Book 7, Page 57, 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. Restrictions, Covenants, and Conditions as set forth in instrument recorded in Misc. Book 25, Page 396 and in Misc. Book 7, Page 57 in the Probate Office of Shelby County, Alabama.
5. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.

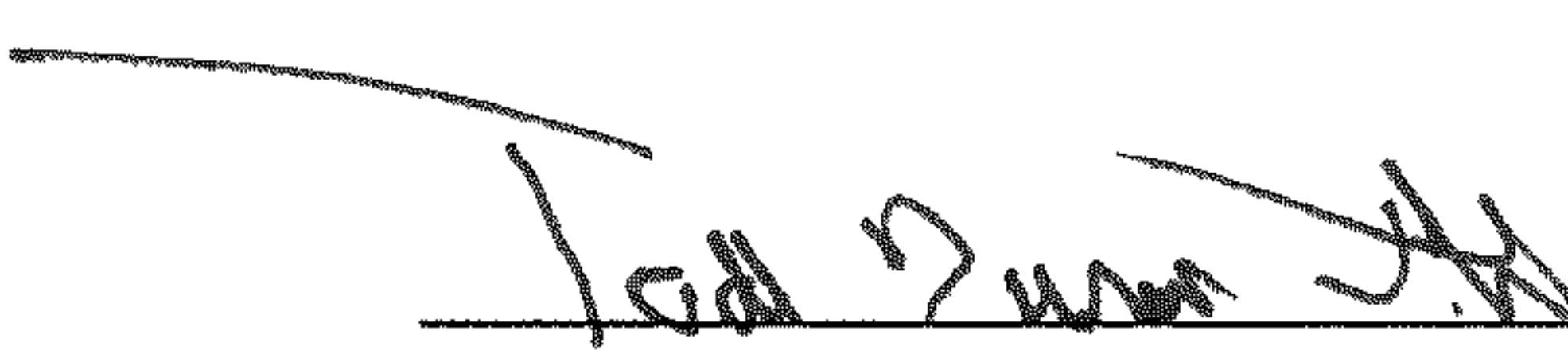
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 311, Page 689 and in Deed Book 108, Page 379 in the Probate Office of Shelby County, Alabama.
7. Easement(s) to Pelham Sewer Fund as shown by instrument recorded in Deed Book 312, Page 560 in the Probate Office of Shelby County, Alabama.
8. Agreement in regard to sanitary sewer system as shown by instrument recorded in Misc. Book 25, Page 393 in the Probate Office of Shelby County, Alabama.

\$109,900.00 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.

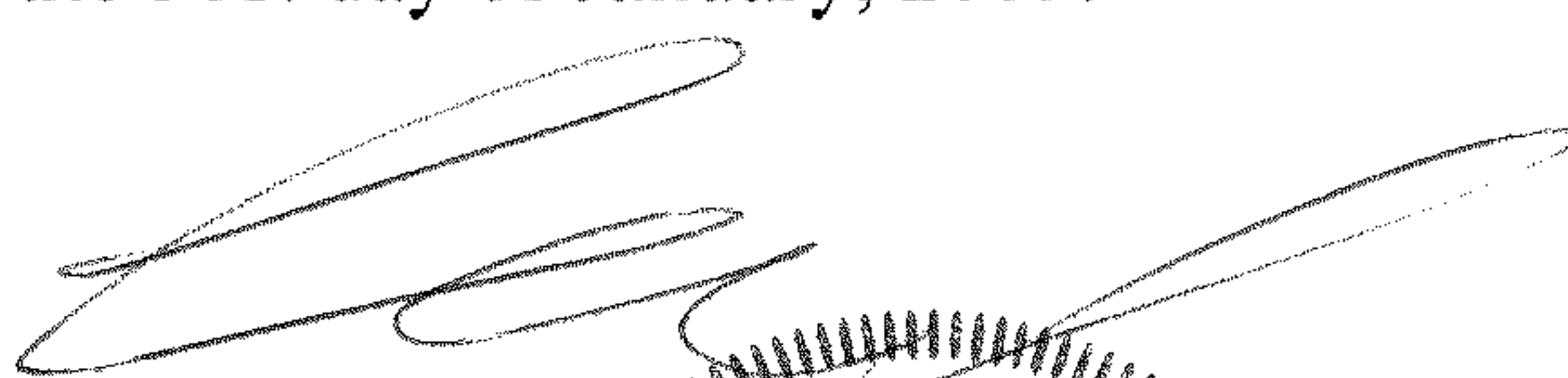
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of January, 2019.

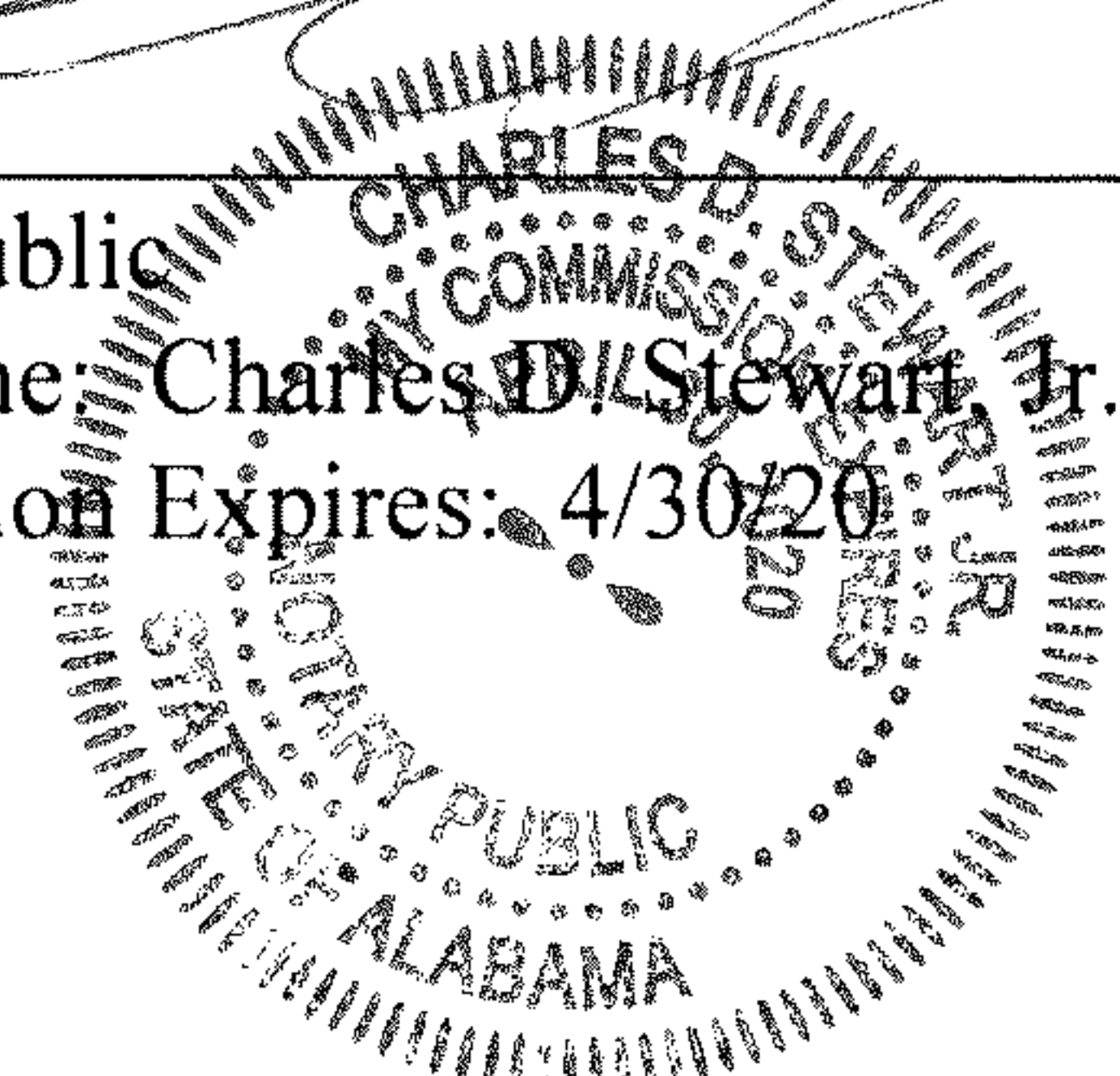
  
TODD DURAND STEWART

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD DURAND STEWART whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2019.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/04/2019 10:40:08 AM  
\$19.00 CHERRY  
20190204000035370

*Allen S. Beyl*