

Send tax notice to:
Kyle Neeley and Allison Neeley
937 Greystone Highlands Cir.
Birmingham, AL 35242-2650
HOV1900002

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 **Two Hundred Thirty Nine Thousand and 00/100 Dollars (\$239,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Deborah Lynn Thomas, an unmarried woman**, whose mailing address is 2870 Pharr Ct. S. NW, Atlanta, GA 30305 (hereinafter referred to as "Grantors"), by **Kyle Neeley and Allison Neeley** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Amended Map of Greystone Highlands, Phase I, as recorded in Map Book 19, Page 24, 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.

\$203,150.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, 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, Grantor Deborah Lynn Thomas has hereunto set her signature and seal on February 4, 2019.

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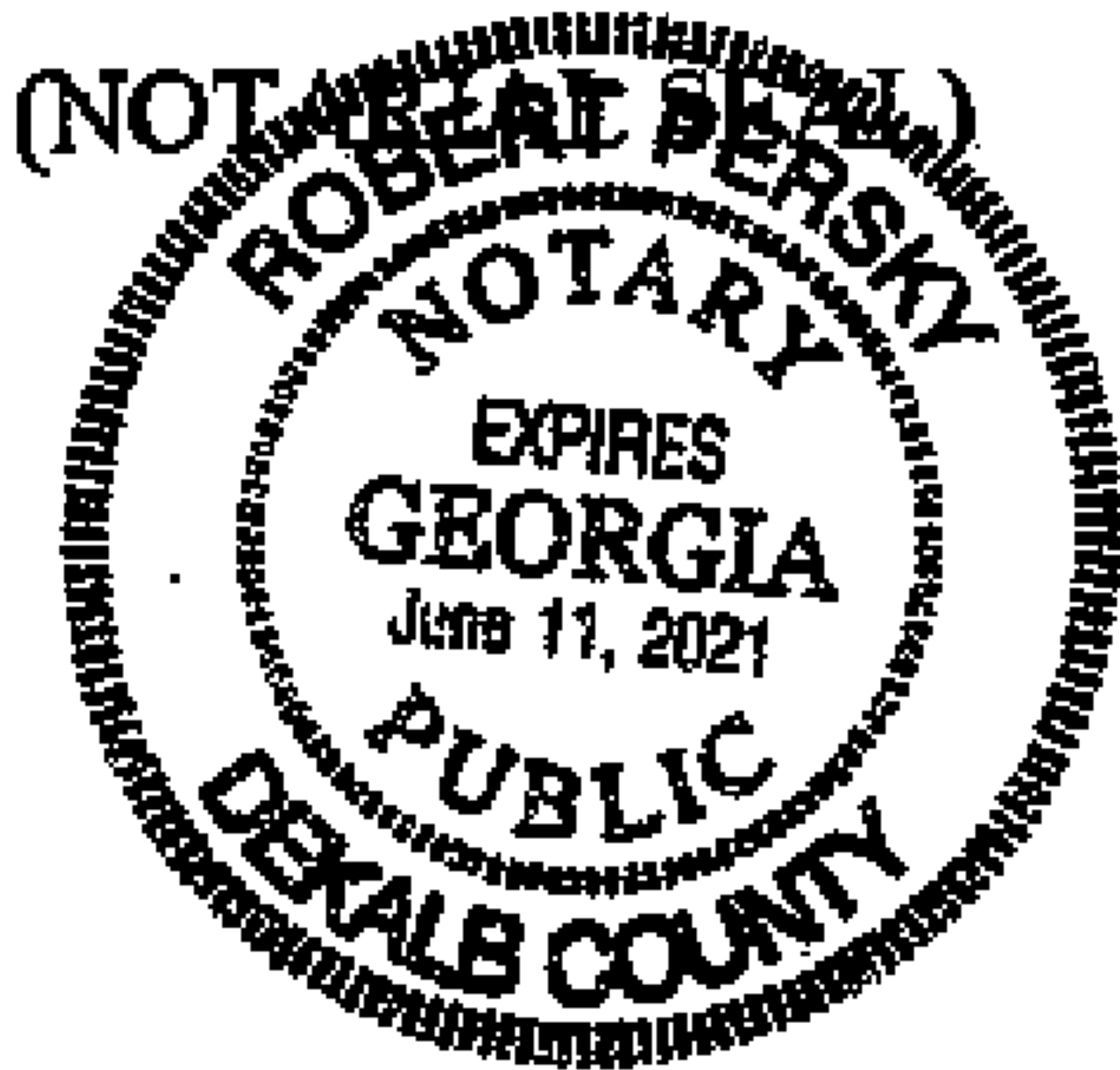
Deborah Lynn Thomas
Deborah Lynn Thomas

Georgia
STATE OF ALABAMA
COUNTY OF *Fulton*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Lynn Thomas, 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 4 day of February, 2019.

[Signature]
Notary Public
Print Name: *Robert Persky*
Commission Expires: *6-11-21*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2019 03:54:57 PM
\$54.00 CHARITY
20190206000040030

Allie S. Bayl