

20190304000067170

03/04/2019 09:03:26 AM

DEEDS 1/2

Send tax notice to:

Michael Powers

396 Mimosa Road

Leeds, AL 35094

TVL1900036

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00) in hand paid to the undersigned, **Gene Peoples and Esther Peoples, husband and wife, whos address is 500 Birmingham, AL 35173** (hereinafter referred to as "Grantor"), by **Michael Powers** (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:

All that part of West 1/2 of the NE 1/4 of SW 1/4 of Section 33, Township 17, Range 1 East lying South and Southeast of the public dirt road known as Dunnavant Wye Loop.

SUBJECT TO:

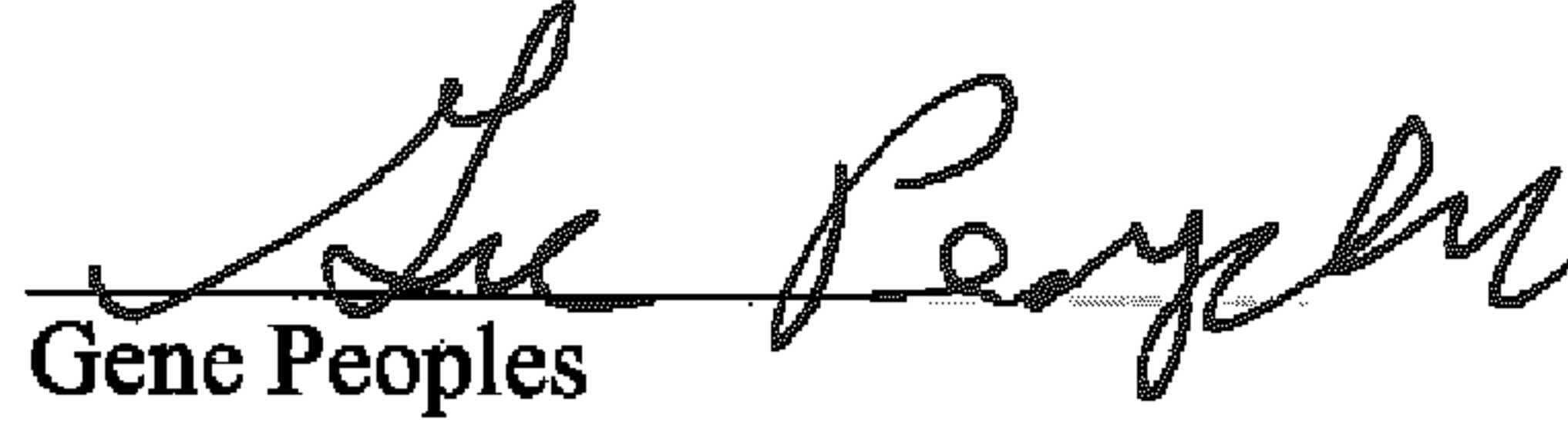
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

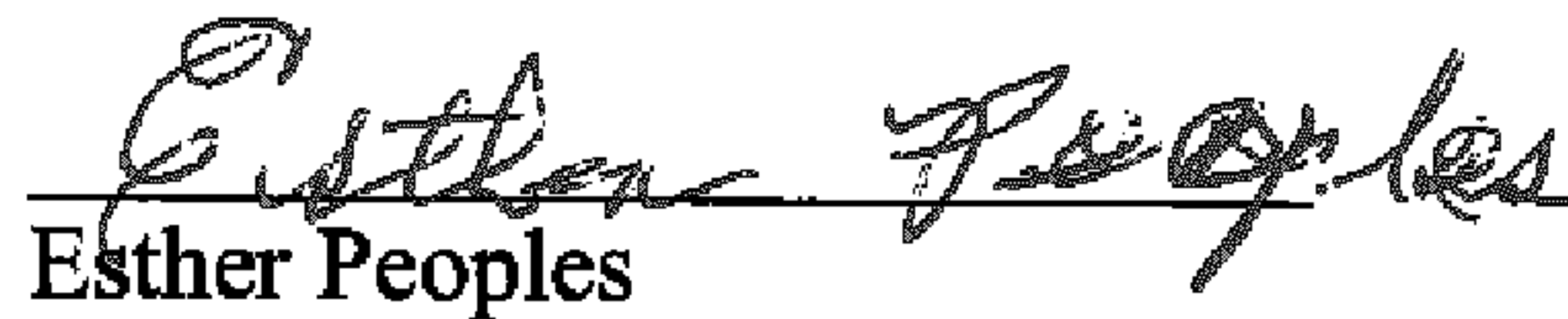
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

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

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the <sup>1<sup>st</sup></sup> day of March, 2019.

  
Gene Peoples

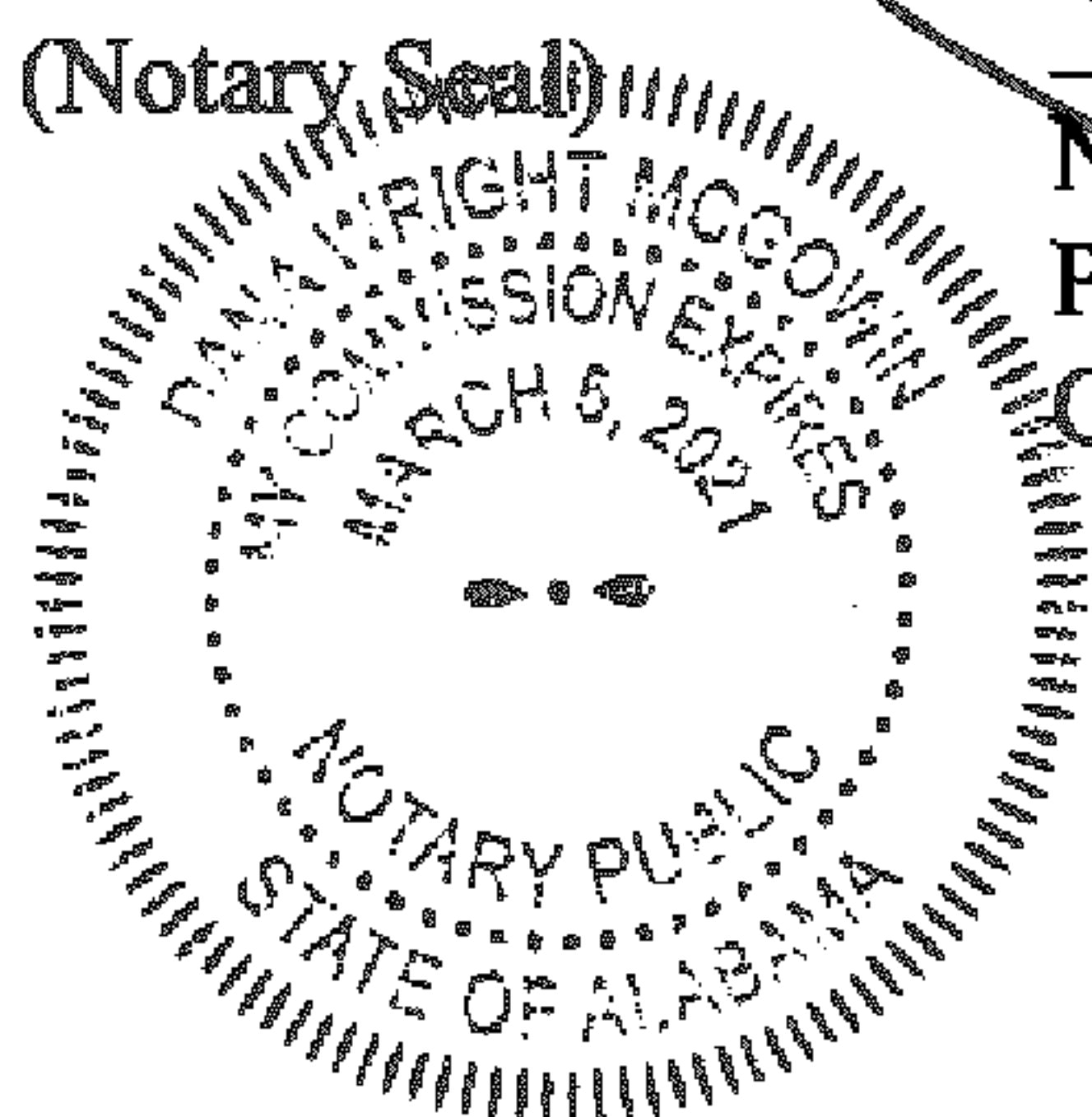
  
Esther Peoples

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gene Peoples and Esther Peoples, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 1<sup>st</sup> day of March, 2019.

(Notary Seal)



Notary Public

Print Name: Dana Wright McGowan

Commission Expires: 3/5/21



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2019 09:03:26 AM  
\$68.00 CHERRY  
20190304000067170

Allie S. Bezel