

Send tax notice to:
JAMES W. HENDERSON
582 PARK LAKE LANE
HELENA, AL, 35080

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

STATE OF ALABAMA

2019066

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **SCOTT A. GRAHAM and CHARLOTTE R. GRAHAM, husband and wife**, whose mailing address is: 135 Hills and Hollows Lane, Prattville, AL 36066 (hereinafter referred to as "Grantors") by **JAMES W. HENDERSON and REBEKAH HENDERSON** whose property address is: **582 PARK LAKE LANE, HELENA, AL, 35080** 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 445, according to the Survey of Final Plat of Riverwoods, Fourth Sector, Phase II, as recorded in Map Book 31, Page 23, in the Probate Office of Shelby County, Alabama.

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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, as recorded in Book 112, Page 876; Book 247, Page 599; Book 247, Page 636 and Real 370, Page 923, in the Probate Office of Shelby County, Alabama.
3. Such state of facts as shown on the Final Plat Riverwoods Resurvey of Fourth Sector Phase III First Addition as recorded in Map Book 33, Page 112, Shelby County, Alabama Records.
4. Subject to covenants, conditions and as set forth in the document recorded in Instrument No. 2002-7338 and corrected in Instrument No. 20061025000526430 and Amended and Restated in Instrument No. 20070917000435160, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Southern National Gas as set forth in Instrument No. 2001-54741, in the Office of the Judge of Probate of Shelby County, Alabama.
6. 25 foot building line as shown on recorded map.
7. Building lines, right of ways, easements, restrictions, reservations and conditions as recorded, if any.

\$356,250.00 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 Grantors, have hereunto set their hand and seal this the 8th day of March, 2019.

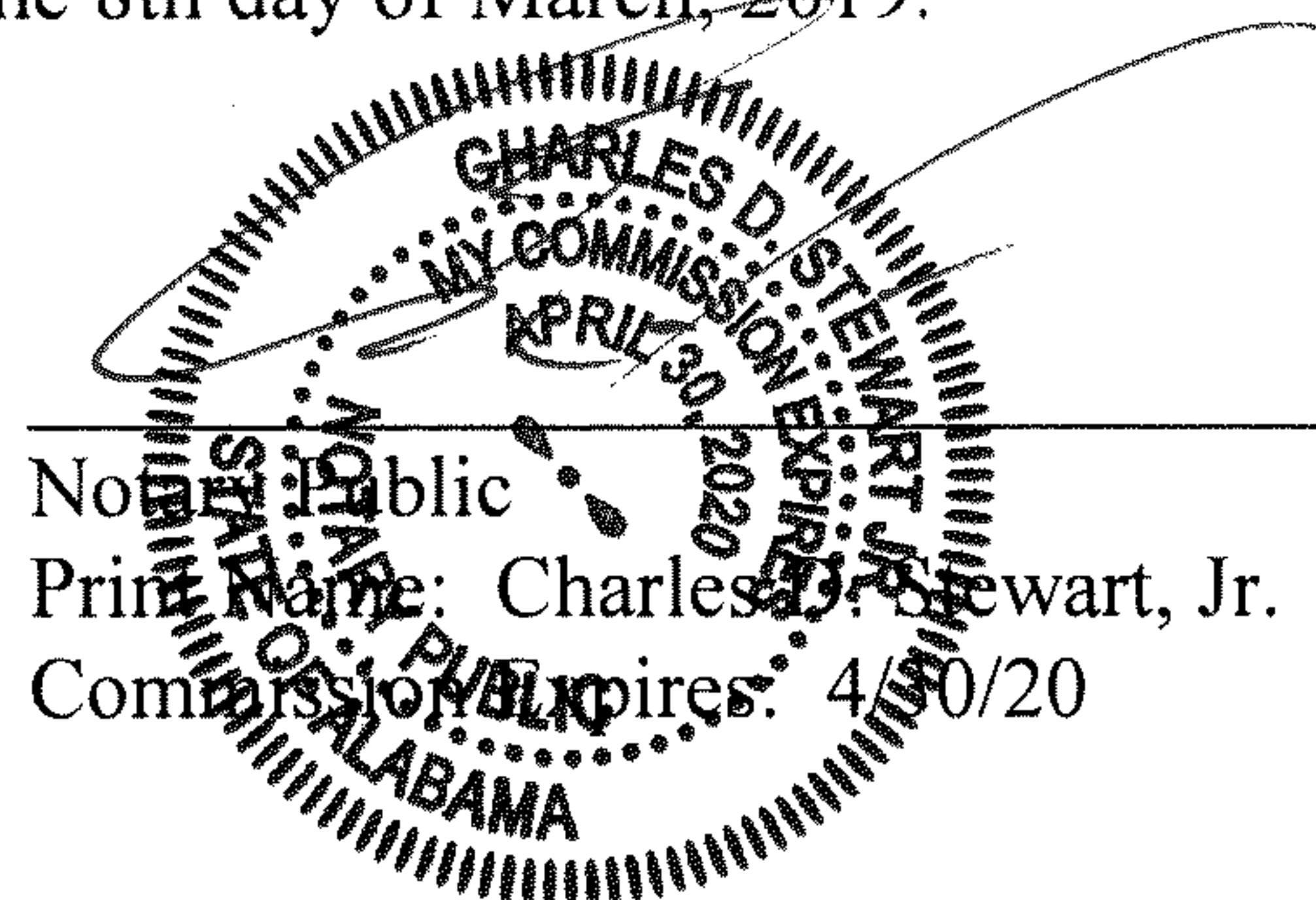

SCOTT A. GRAHAM


CHARLOTTE R. GRAHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SCOTT A. GRAHAM and CHARLOTTE R. GRAHAM whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of March, 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2019 11:10:47 AM
\$37.00 CHERRY
20190312000079300

