

Send tax notice to:
HENRIETTA P MCNEEL
1041 SOUTHLAKE COVE
HOOVER, AL, 35244

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

STATE OF ALABAMA
Shelby COUNTY

2019171T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ANDREA L. MORRISS and LESTER L. MORRISS, WIFE AND HUSBAND** whose mailing address is: 105 Linden Lane, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **HENRIETTA P MCNEEL** whose property address is: **1041 SOUTHLAKE COVE, HOOVER, AL, 35244** 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 9, ACCORDING TO THE MAP AND SURVEY OF SOUTH LAKE COVE, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 12, PAGE 98, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of South Lake Cove, a residential subdivision, as recorded in Map Book 12, page 98, 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, including those recorded in Book 127, Page 104.
4. Right of way in favor of Alabama Power Company recorded in Book 230, page 795.
5. Easement recorded in Book 290, Page 996.
6. Notice of Permitted Land Uses as recorded in Book 160, Page 492.
7. Agreement recorded in Book 215, page 521.
8. Covenants, Conditions and Restrictions as recorded in Book 215, Page 504 and Book 160, Page 495.

\$0.00 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 29th day of March, 2019.

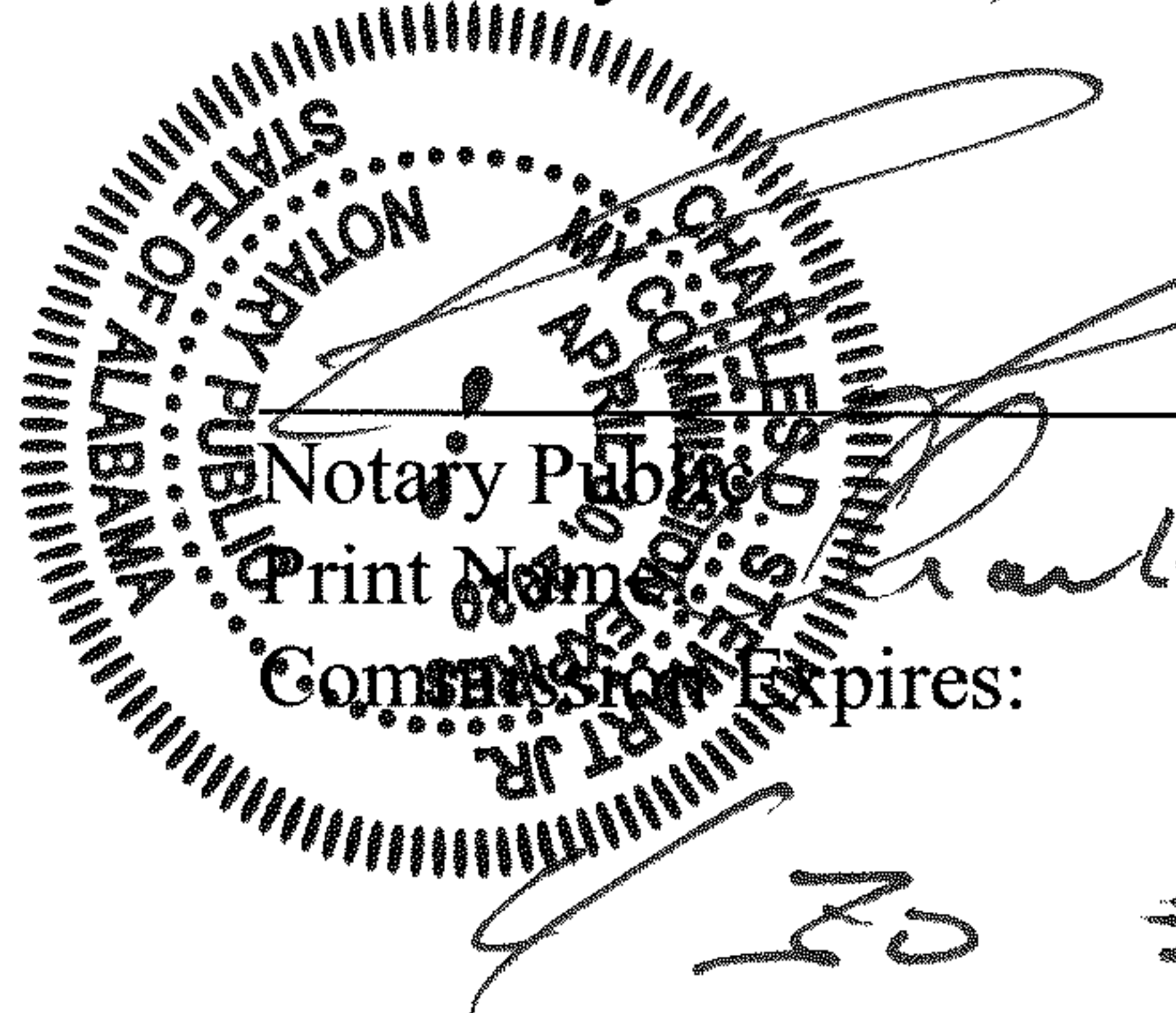

ANDREA L. MORRISS


LESTER L. MORRISS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANDREA L. MORRISS and LESTER L. MORRISS 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 29th day of March, 2019.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 03/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2019 12:24:38 PM
\$448.00 CHARITY
20190402000104870

