

Send tax notice to:

PAULO C ALBUQUERQUE
5112 MEADOW BROOK ROAD
BIRMINGHAM, AL, 35242

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

2019149

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **TRAVIS D WALKER and JENNIFER B WALKER, HUSBAND AND WIFE** whose mailing address is: 4125 Kesteven Drive Birmingham AL 35242 (hereinafter referred to as "Grantors") by **PAULO C ALBUQUERQUE AND DAWN MARIE HENSLEY ALBUQUERQUE** whose property address is: **5112 MEADOW BROOK ROAD, BIRMINGHAM, AL, 35242** 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 12A, according to a Resurvey of Lots 12 and 13, Meadow Brook, 8th Sector, 2nd Phase, as recorded in Map Book 15, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

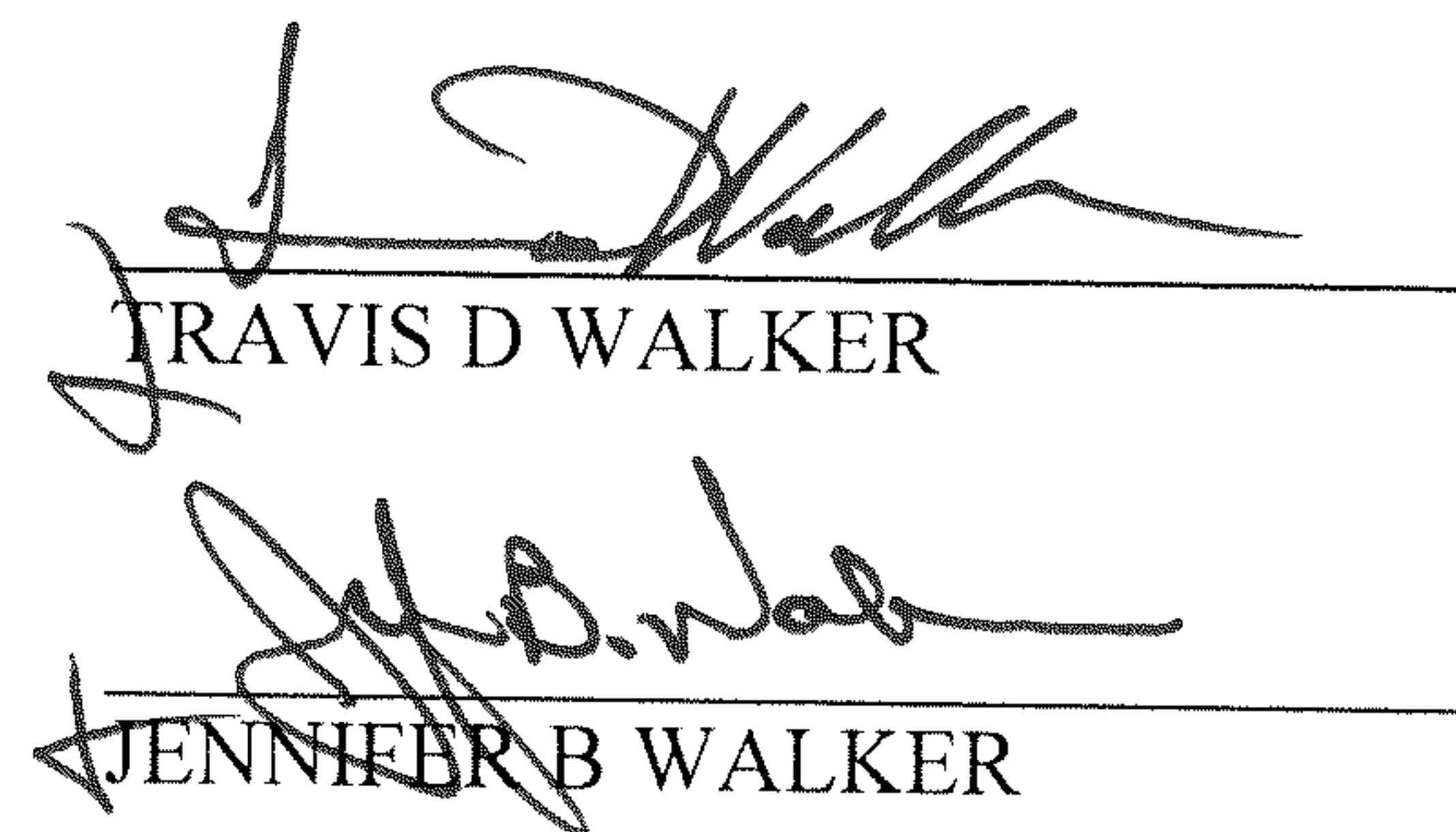
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Subject to covenants, conditions and restrictions as set for in T 22, Page 373 and Real Volume 57, Page 970 and any amendments thereto, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Real Volume 52, Page 125.
6. Agreement with Alabama Power Company relating to the underground residential distribution system as recorded in Real Volume 24, Page 854.

\$275,000.00 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 5th day of April, 2019.



TRAVIS D WALKER

JENNIFER B WALKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TRAVIS D WALKER and JENNIFER B WALKER 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 5th day of April, 2019.



Notary Public
Print Name: *Allen S. Baylor*
Commission Expires: *APRIL 30, 2021*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2019 09:25:41 AM
\$293.00 CHERRY
20190409000114430

Allen S. Baylor