

Send tax notice to:  
KYLE S ANDERSON  
902 MASTERS LANE  
BIRMINGHAM, 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

2019160T

**20190416000124590**

SHELBY COUNTY

**04/16/2019 02:34:54 PM  
DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Five Thousand and 00/100 Dollars (\$505,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT BARRETT WHITE, III and LAURIE BETH WHITE, Trustees of the MMW TRUST, dated August 5, 2016,** whose mailing address is: 6140 S Gun Club Rd K16-245, Aurora, CO 80016 (hereinafter referred to as "Grantor") by **KYLE S ANDERSON and JENNIFER L ANDERSON** whose property address is: 902 MASTERS LANE, BIRMINGHAM, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 41, according to the map and survey of Heatherwood, 4th Sector, 1st Addition, as recorded in Map Book 11, Pages 32 and 33, 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 due and payable until October 1, 2019.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Heatherwood- 4th Sector-1st Addition, as recorded in Map Book 11, Pages 32 and 33, in the Probate Office 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.
4. Articles of Incorporation of Heatherwood Homeowner's Association, Inc., as recorded in Instrument #20100204000035150 and Instrument #20171101000396680.
5. Covenants, Conditions and Restrictions as recorded in Book 142, Page 51, Book 145, Page 707, Book 146, Page 237, Instrument #20030411000221760, Instrument #20050329000142990, Instrument #20070111000016540, Instrument #20100615000189460, Instrument #20100615000189470, and Instrument #20110721000212980.


**\$404,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, MMW TRUST, by ROBERT BARRETT WHITE, III and LAURIE BETH WHITE, its TRUSTEES, who are authorized to execute this conveyance, have hereunto set their signature and seal on this the 8th day of April, 2019.

MMW TRUST

  
BY: ROBERT BARRETT WHITE, III  
AS: TRUSTEE

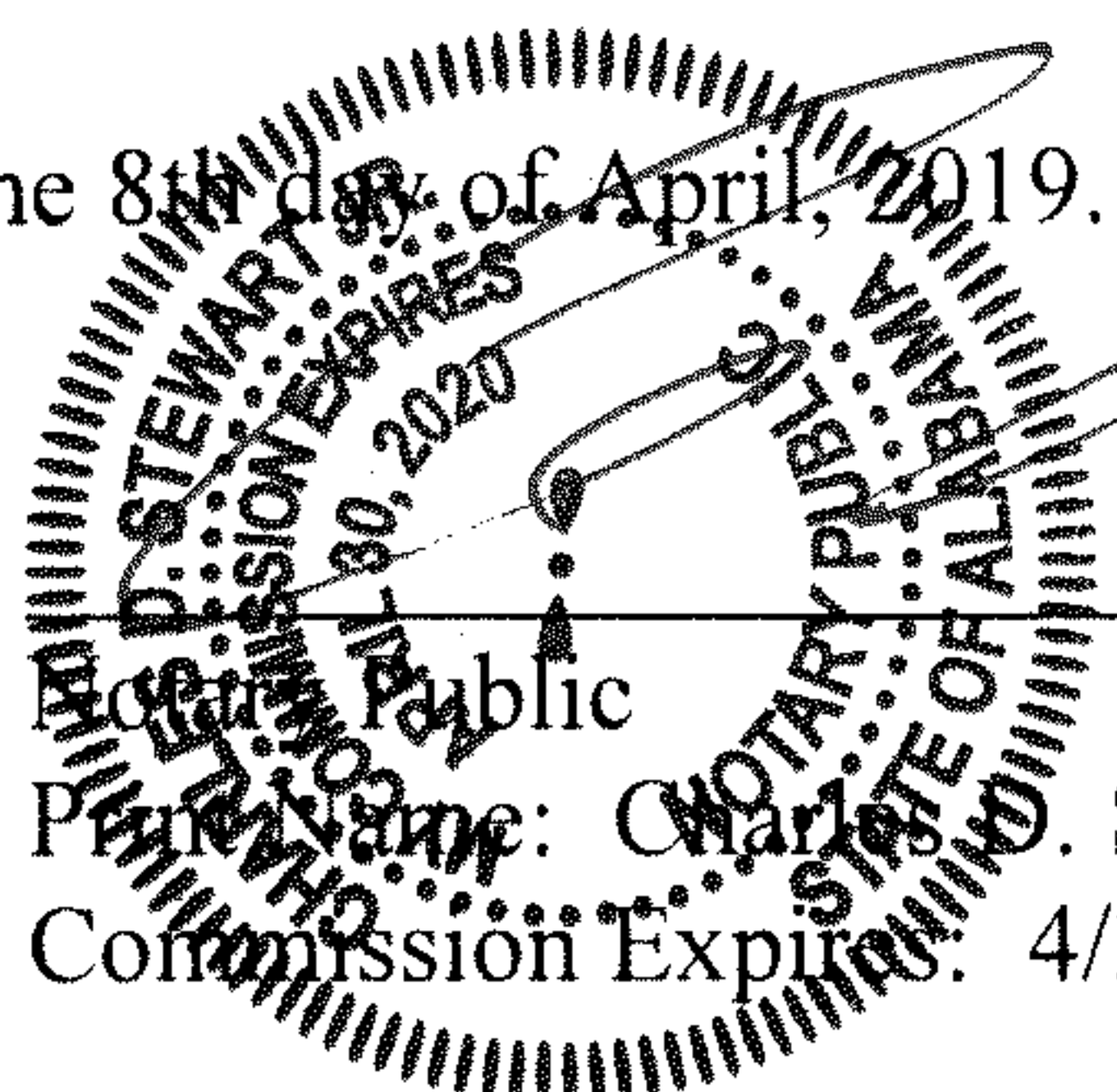
  
BY: LAURIE BETH WHITE  
AS: TRUSTEE

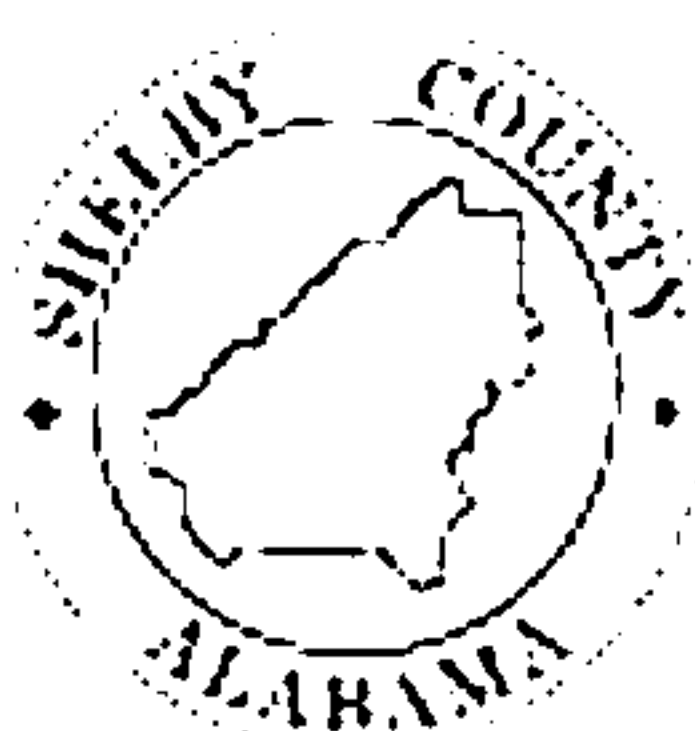
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT BARRETT WHITE, III and LAURIE BETH WHITE, whose names as TRUSTEE of the MMW TRUST, are signed to the foregoing instrument, and who, known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, they executed the same voluntarily for and as the act of said Trust.

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

  
Notary Public  
Name: Charles O. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/16/2019 02:34:54 PM  
\$120.00 CHARITY  
20190416000124590

