

Send tax notice to:
ADAM ALLEN AUSTIN
2044 GLEN EAGLE LANE
HOOVER, 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

2019215

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-One Thousand Five Hundred and 00/100 Dollars (\$441,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WILLIAM EUGENE BONE and ANTONIETTA H BONE, husband and wife**, whose mailing address is: 3850 Galleria Woods Drive APT 9 Birmingham 35243 (hereinafter referred to as "Grantors") by **ADAM ALLEN AUSTIN and ELIZABETH T AUSTIN** whose property address is: **2044 GLEN EAGLE LANE, HOOVER, 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 12, according to the Survey of Country Club Village Resurvey No. 1, as recorded in Map Book 18, page 25, in the Probate Office of Shelby County, Alabama.

Antonietta H. Bone and Antonietta D. Hyche are one and the same person.

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 Deed Book 64, Page 267, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company as set forth in Deed Book 320, Page 30, in the Probate Office of Shelby County, Alabama.
4. Sanitary sewer easement as set out in Real Volume 365, Page 876, in the Probate Office of Shelby County, Alabama.
5. Covenants as recorded in Book 390, Page 534 and amended in Instrument No. 1992-9584 and Instrument No. 2000-7393, in the Probate Office of Shelby County, Alabama.
6. Easements as set out on recorded plat.

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 15th day of April, 2019.

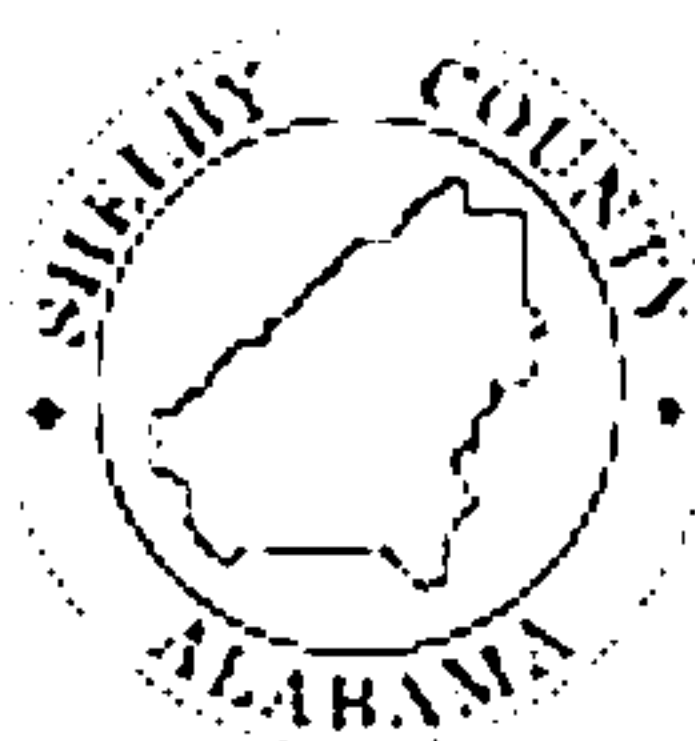
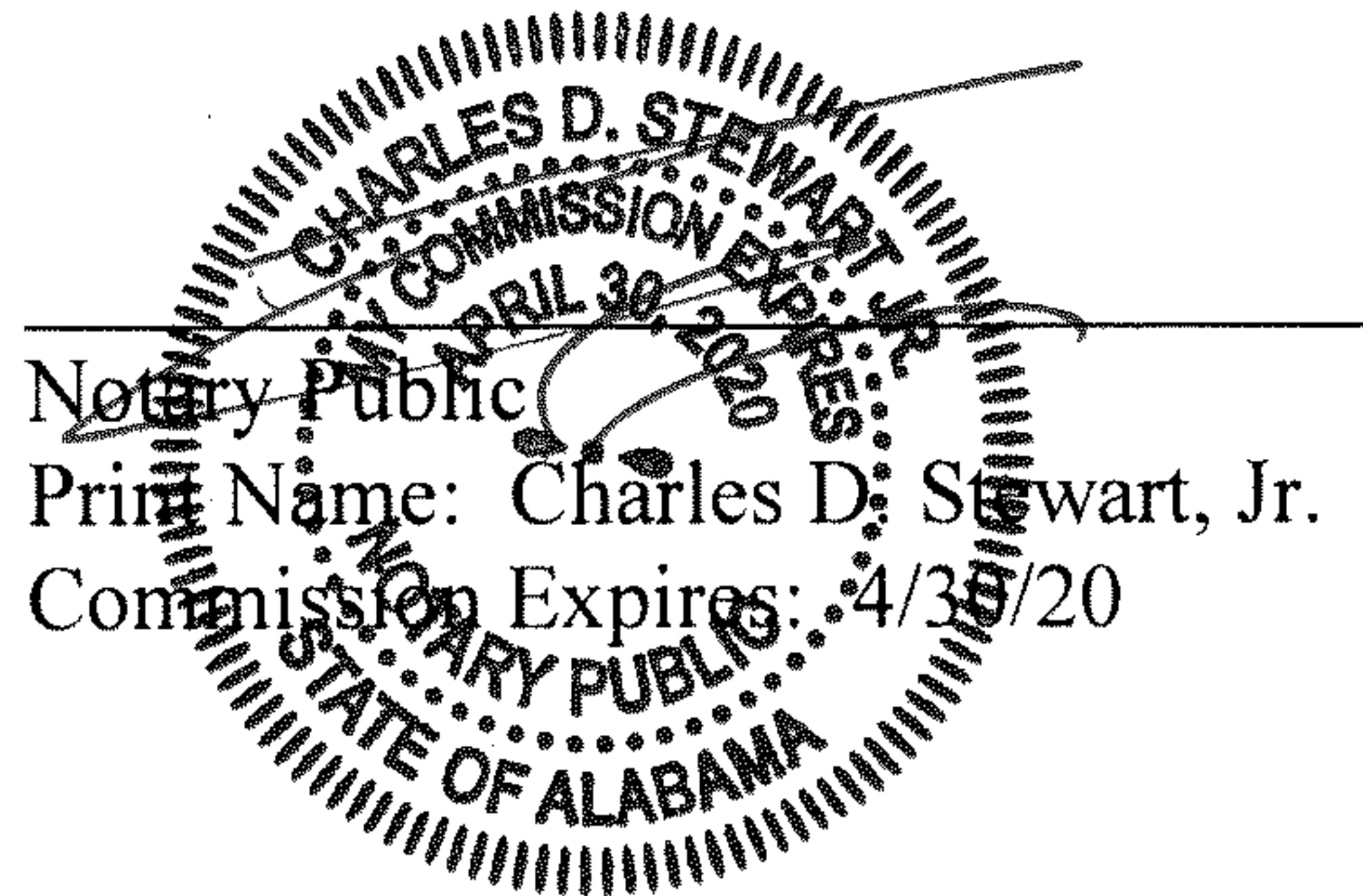

WILLIAM EUGENE BONE


ANTONIETTA H BONE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM EUGENE BONE and ANTONIETTA H BONE 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 15th day of April, 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2019 02:27:40 PM
\$459.50 CHERRY
20190417000126360

