

Send tax notice to:
PHILIP A SMITH, SR.
280 MARWOOD DRIVE
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
SHELBY COUNTY

2019197

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Four Thousand Nine Hundred and 00/100 Dollars (\$354,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DAVID M BRADY and LINDA L BRADY, husband and wife**, whose mailing address is: 738 Alligator Aly, Gulf Shores, AL 36542 (hereinafter referred to as "Grantors") by **PHILIP A SMITH, SR. and RENEE BLENIS-SMITH** whose property address is: **280 MARWOOD DRIVE, 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 44, according to the map and survey of the Amended Map of Marwood, 3rd Sector, as recorded in Map Book 15, Page 6, 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. 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.
3. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of the Amended Map of Marwood, 3rd Sector, as recorded in Map Book 15, Page 6, in the Probate Office of Shelby County, Alabama.
4. Restrictions recorded in Real Volume 84, Page 497, in said Probate Office.
5. Easement and building line exception recorded in Real Volume 84, Page 497, in said Probate Office.
6. Agreement with Alabama Power Company for Underground Residential Distribution recorded in Real Volume 89, Page 972 and Real Volume 89, Page 979, in said Probate Office.
7. Right of way to Alabama Power Company recorded in Real Volume 89, Page 975; Deed Book 102, Page 52 and Deed Book 102, Page 54, in said Probate Office.
8. Permit to Alabama Power Company recorded in Real Book 75, Page 703, in said Probate Office.

\$229,900.00 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 15th day of April, 2019.

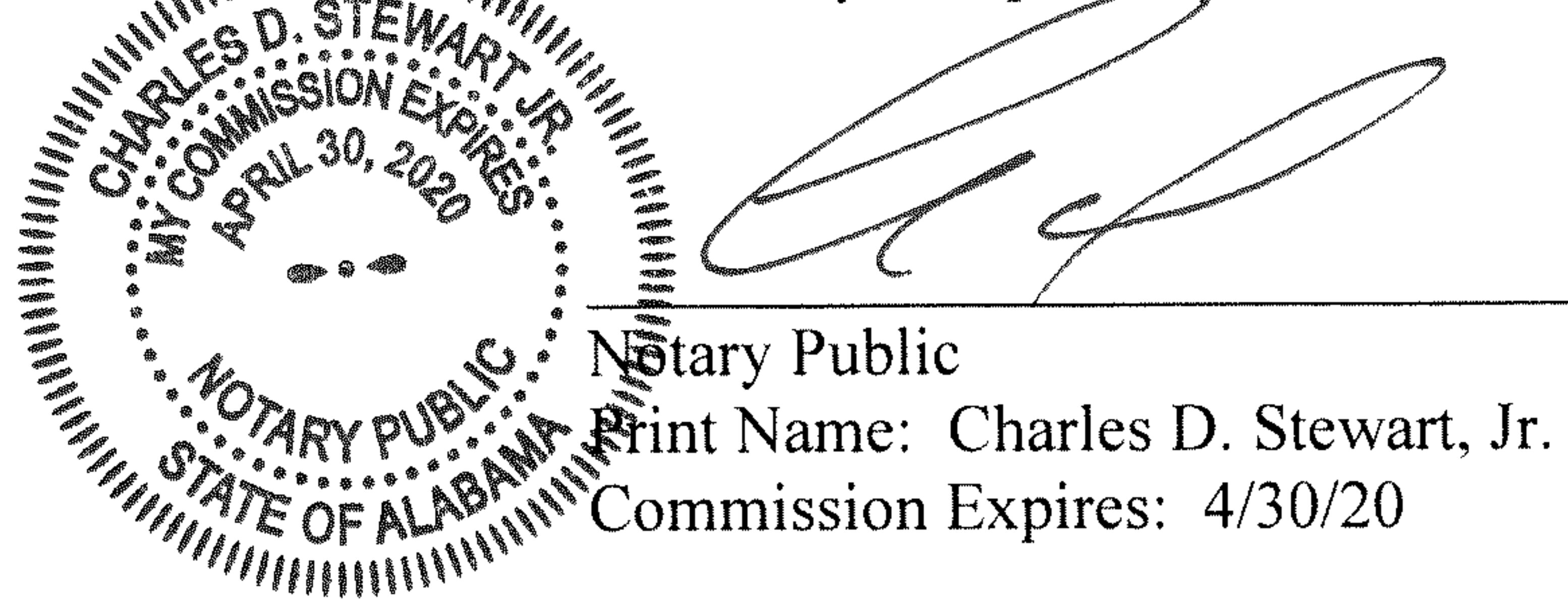

DAVID M BRADY


LINDA L BRADY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID M BRADY and LINDA L BRADY 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
04/18/2019 01:58:43 PM
\$143.00 CHERRY
20190418000127870

