

20190424000134850  
04/24/2019 02:17:42 PM  
DEEDS 1/2

**Send tax notice to:**  
Joshua Clayton Fields &  
Kristin Hoyle Fields  
751 Hwy 83  
Vincent, AL 35178

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Ninety Seven Thousand and 00/100 Dollars (\$197,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Bobby Lee Hoyle and Holly Kristin Hoyle, a married couple**, whose mailing address is 40040 Gallups Crossroads, Harpersville, AL 35078, (hereinafter referred to as "Grantors", whether one or more), by **Joshua Clayton Fields and Kristin Hoyle Fields**, whose mailing address is 751 Hwy 83, Vincent, AL 35178, (hereinafter referred to as "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1, according to the map or survey of Hoyle Family Subdivision, as recorded in Map Book 49, Page 95, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, AND OTHER MATTERS WHICH MAY BE VIEWED BY OBSERVATION.

\$157,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Bobby Lee Hoyle and Holly Kristin Hoyle have hereunto set their signatures and seals on this 24th day of April, 2019.

  
Bobby Lee Hoyle

  
Holly Kristin Hoyle

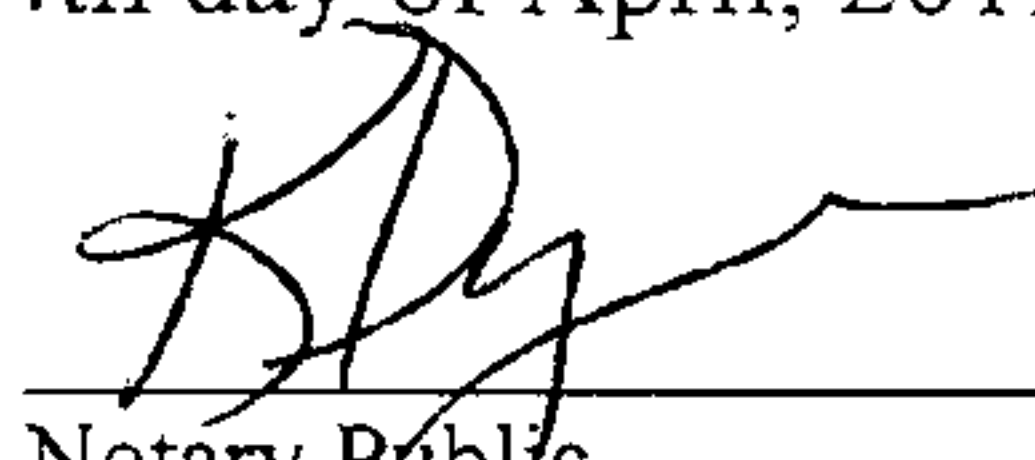
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby Lee Hoyle and Holly Kristin Hoyle, 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 24th day of April, 2019.

(NOTARIAL SEAL)



  
\_\_\_\_\_  
Notary Public  
Print Name: Kellie Dyar  
Commission Expires: 06/14/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/24/2019 02:17:42 PM  
\$57.50 CHERRY  
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