

Send tax notice to:
HANNAH THOMPSON BLACKALL
165 LENOX DRIVE
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

2019162

20190502000146580
05/02/2019 10:52:48 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **BRIAN JAMES ELLIS and COURTNEY ELLIS, HUSBAND AND WIFE** whose mailing address is: 104 Baldan Ln Birmingham AL 35242 (hereinafter referred to as "Grantors") by **HANNAH THOMPSON BLACKALL and BRYAN T. BLACKALL** whose property address is: **165 LENOX DRIVE, 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 18, according to the Survey of Lenox Place, Phase Two, as recorded in Map Book 19, Page 157, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

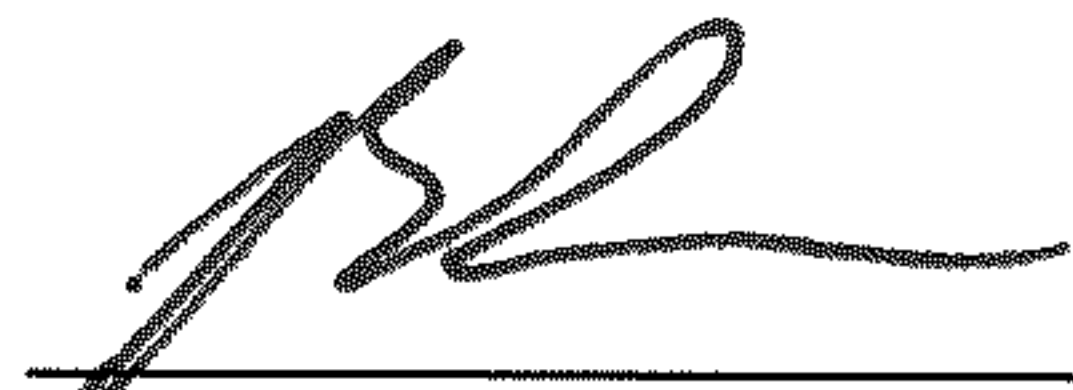
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. 25' front building line as shown on map.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, and gravel in, on and under subject property.
4. Building setback line of 25 feet reserved from Lenox Lane as shown by plat.
5. Easements as shown by recorded plat, including 10 feet on the Westerly side of lot.
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1995-12493 and amended in Inst. #1995-25231 and Inst. #1995-26311 in Probate Office.
7. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 126, Pages 185 and 183, Deed Book 142, Page 481 and Deed Book 185, Page 130 in Probate Office.
8. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 105, Page 868 and Inst. #1995-12813 in Probate Office.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed book 327, Page 553, Deed Book 256, Page 192 and Deed Book 262, Page 254, in Probate Office.
10. Restrictions, limitations and conditions as set out in Map Book 19, Page 157.

\$245,471.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

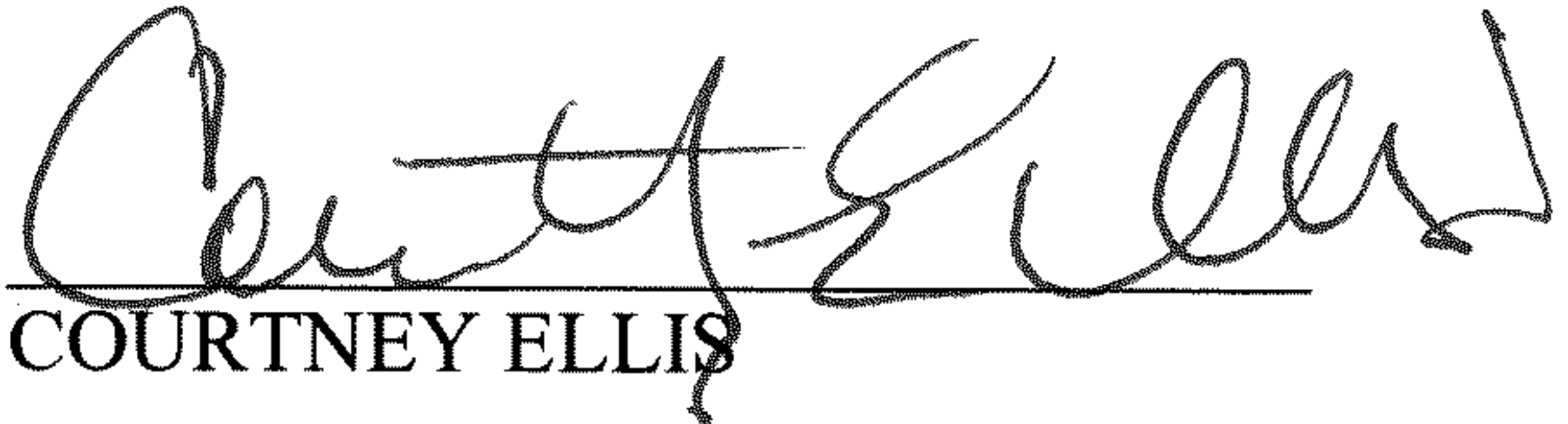
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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 30th day of April, 2019.



BRIAN JAMES ELLIS

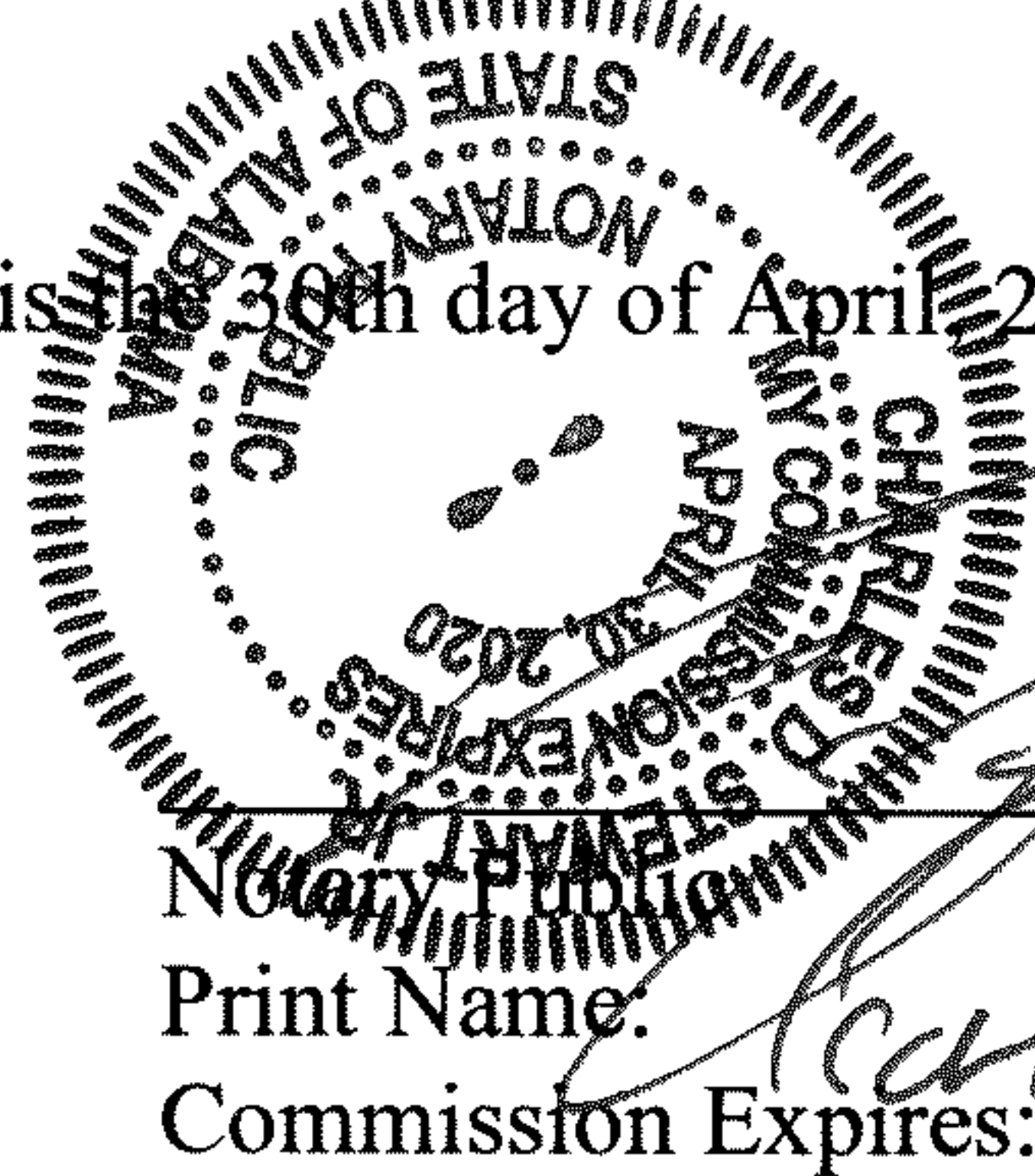


COURTNEY ELLIS

STATE OF ALABAMA
COUNTY OF SHELBY

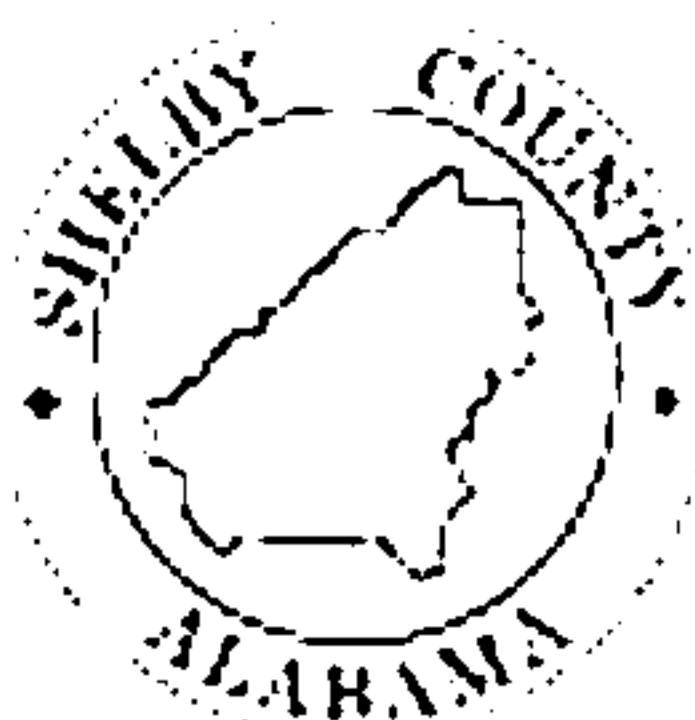
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIAN JAMES ELLIS and COURTNEY ELLIS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2019.



Print Name: _____
Commission Expires: _____

Charles D. Stewart
4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2019 10:52:48 AM
\$23.00 CHARITY
20190502000146580

Allen S. Bayl