

Reli Settlement Solutions, LLC  
3595 Grandview Parkway Ste. 275  
Birmingham, AL 35243

20190503000147850

05/03/2019 08:50:27 AM

DEEDS 1/2

**Send tax notice to:**

Christopher Y. Rogers and Cheryl W. Ng  
351 Hillandell Circle  
Hoover, AL 35244  
**BHM1900264**

**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 **Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Hershel McNutt**, an unmarried man, whose mailing address is 728 Riverchase Trail, Hoover, AL 35244, (hereinafter referred to as "Grantors"), by **Christopher Y. Rogers and Cheryl W. Ng**, whose mailing address is 351 Hillandell Circle, Hoover, AL 35244, (hereinafter referred to as "Grantees"), 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, the address of which is **351 Hillandell Circle, Hoover, AL 35244**, to-wit:

**Lot 35, according to the Amended Plat of Brookhaven, Sector III, as recorded in Map Book 11, Page 118, in the Probate Office of Shelby County, Alabama. Less and except a part of Lot 35 described as follows: Begin at the common corner of Lots 35 and 36; said point being on the South right of way line of Stevens Hill Circle; thence Southeast along the common line as recorded for 35 feet; thence 37 degrees 24 minutes 04 seconds left and continue Southeast 137.62 feet to the common corner of Lots 35 and 36 as recorded; thence Southwesterly along the Southerly line of Lot 35 for 31.0 feet; thence 52 degrees 21 minutes right in a Northwesterly direction 166.44 feet to a point on the Southerly right of way line of Stevens Hill Circle; thence in a Northeasterly direction along said right of way line, 27.0 feet to the Point of Beginning.**

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

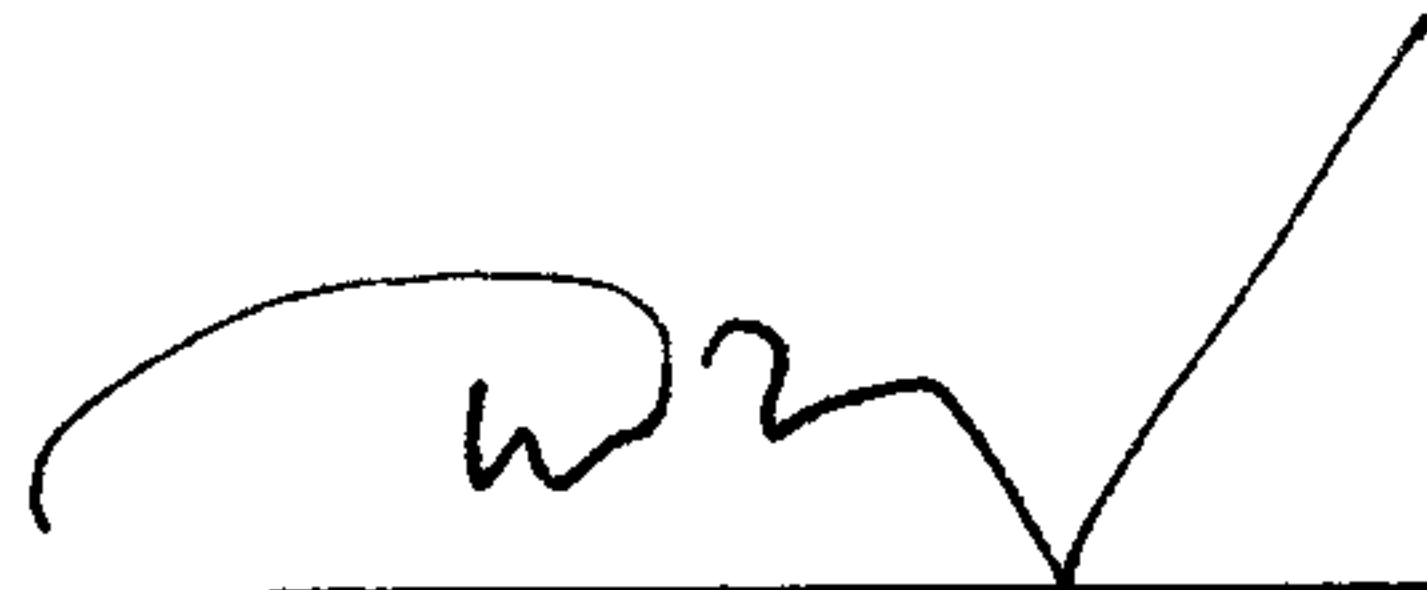
**\$200,656.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises;

that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Hershel McNutt, has hereunto set his signature and seal on April 30, 2019.

  
\_\_\_\_\_  
**Hershel McNutt**

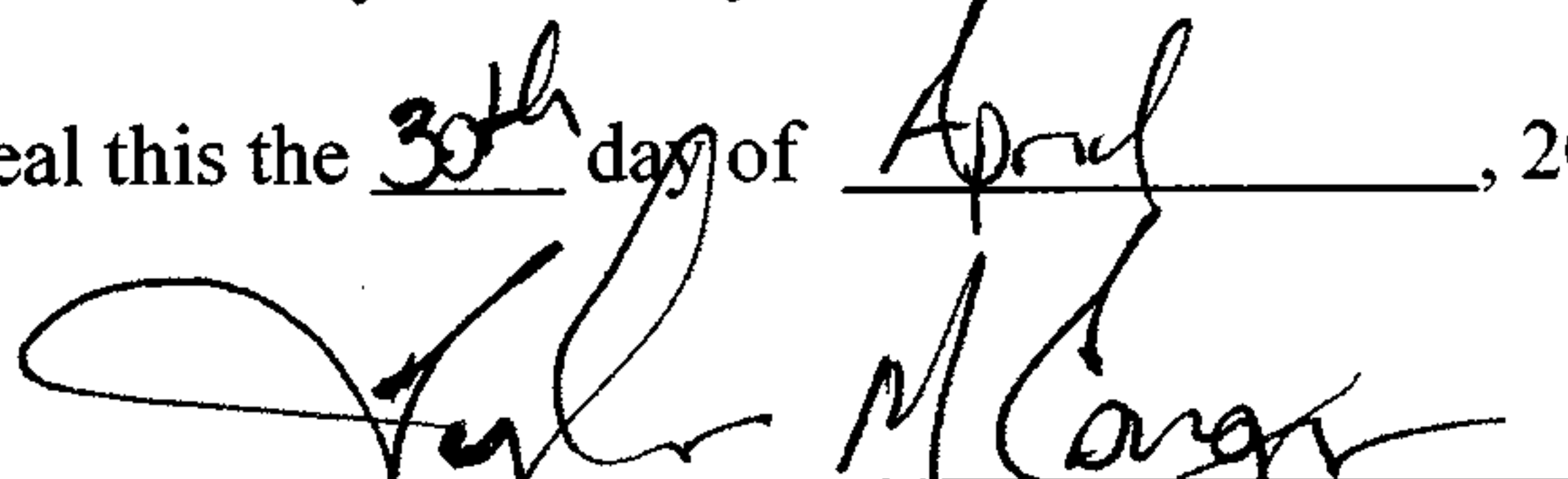
STATE OF ALABAMA  
COUNTY OF JEFFERSON

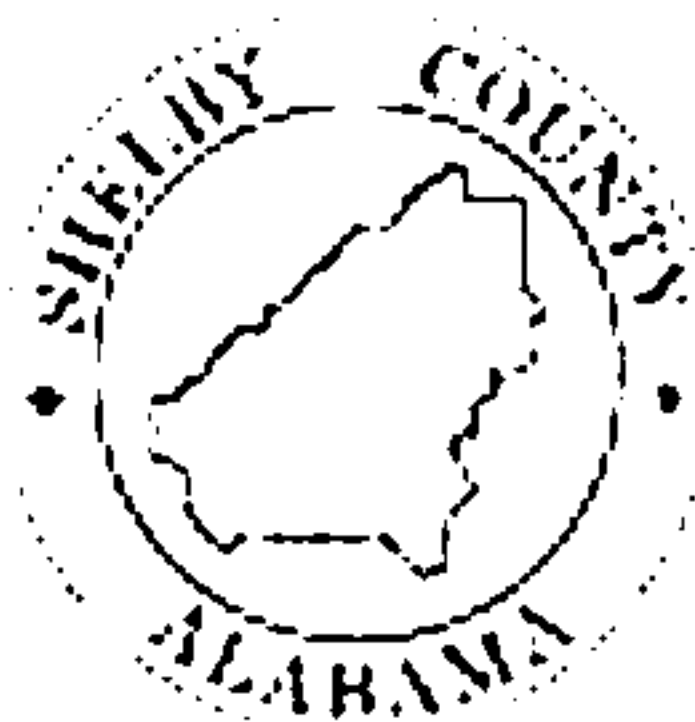
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hershel McNutt**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they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

Given under my hand and official seal this the 30<sup>th</sup> day of April, 2019.

(NOTARIAL SEAL)



  
\_\_\_\_\_  
**Notary Public**  
Print Name: TYLER M CONGER  
Commission Expires: 12/10/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/03/2019 08:50:27 AM  
\$132.50 CHERRY  
20190503000147850

*Allie S. Bayl*