

Send tax notice to:
Richard M. Morin
2098 Eagle Ridge Drive
Birmingham, AL 35242
BHM1900411

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

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

20190503000147880
05/03/2019 09:02:38 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Seven Thousand and 00/100 Dollars (\$267,000.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Cheryl Ng and Christopher York Rogers**, wife and husband, whose mailing address is 351 Hillandell Drive, Hoover, AL 35244, (hereinafter referred to as "Grantor"), by **Richard M. Morin**, whose mailing address is 2098 Eagle Ridge Drive, Birmingham, AL 35242, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **2098 Eagle Ridge Drive, Birmingham, AL 35242**, to-wit:

Lot 31, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


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


\$253,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her-heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30th
day of April, 2019.


Cheryl Ng

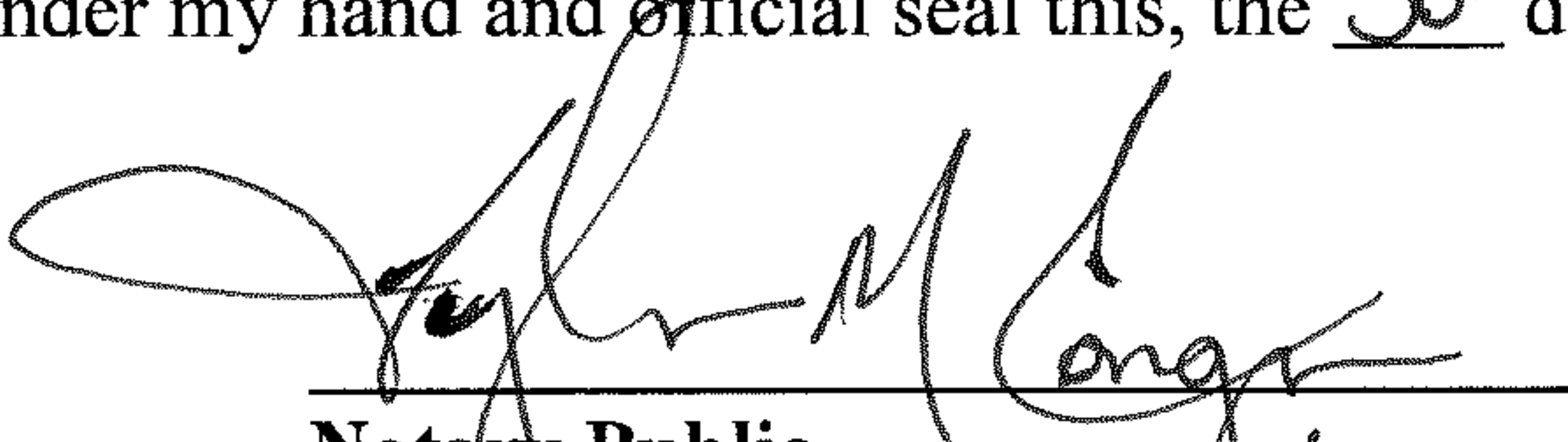

Christopher York Rogers

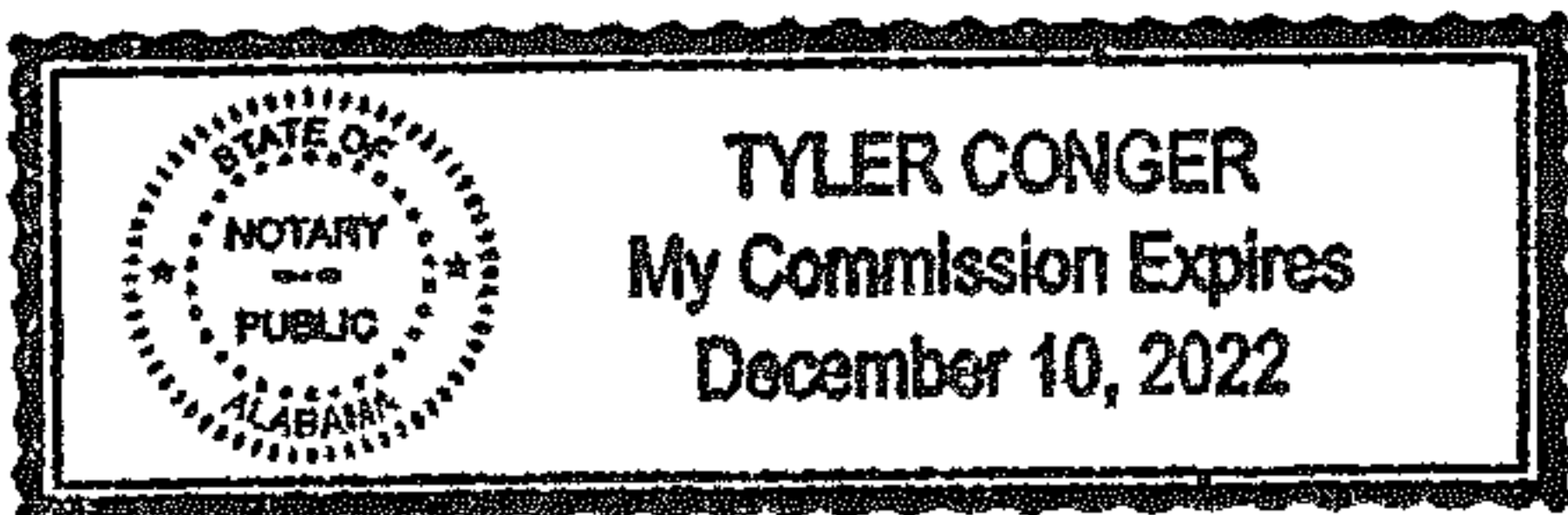
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cheryl Ng and Christopher York Rogers**, whose name is 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 executed the same voluntarily on the day the same bears date.

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

(Notary 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 09:02:38 AM
\$31.50 CHERRY
20190503000147880

