

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

20190530000186690
05/30/2019 01:45:06 PM
DEEDS 1/2

Send tax notice to:
Matthew Veal and Felicia Veal
1195 Spring Garden St.
Indian Spgs, AL 35124-3063
BHM1900558

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 **Four Hundred Nineteen Thousand and 00/100 Dollars (\$419,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Vivian Joy Hearn, an unmarried woman**, whose mailing address is 162 Revolutionary Way, Montevallo, AL 35115 (hereinafter referred to as "Grantors"), by **Matthew Veal and Felicia Veal** (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, to-wit:

Lot 12, according to the Survey of Spring Garden Estates, as recorded in Map Book 4, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

\$239,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Vivian Joy Hearn is the surviving grantee of that certain deed recorded in Book 84, Page 447 and re-recorded in Book 89, Page 81, in the Probate Office of Shelby County, Alabama; the other grantee, Danny Eugene Hearn, having died on or about June 28, 2017.

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 Vivian Joy Hearn has hereunto set her signature and seal on May 29, 2019.

Vivian Joy Hearn
Vivian Joy Hearn

STATE OF ALABAMA
COUNTY OF JEFFERSON

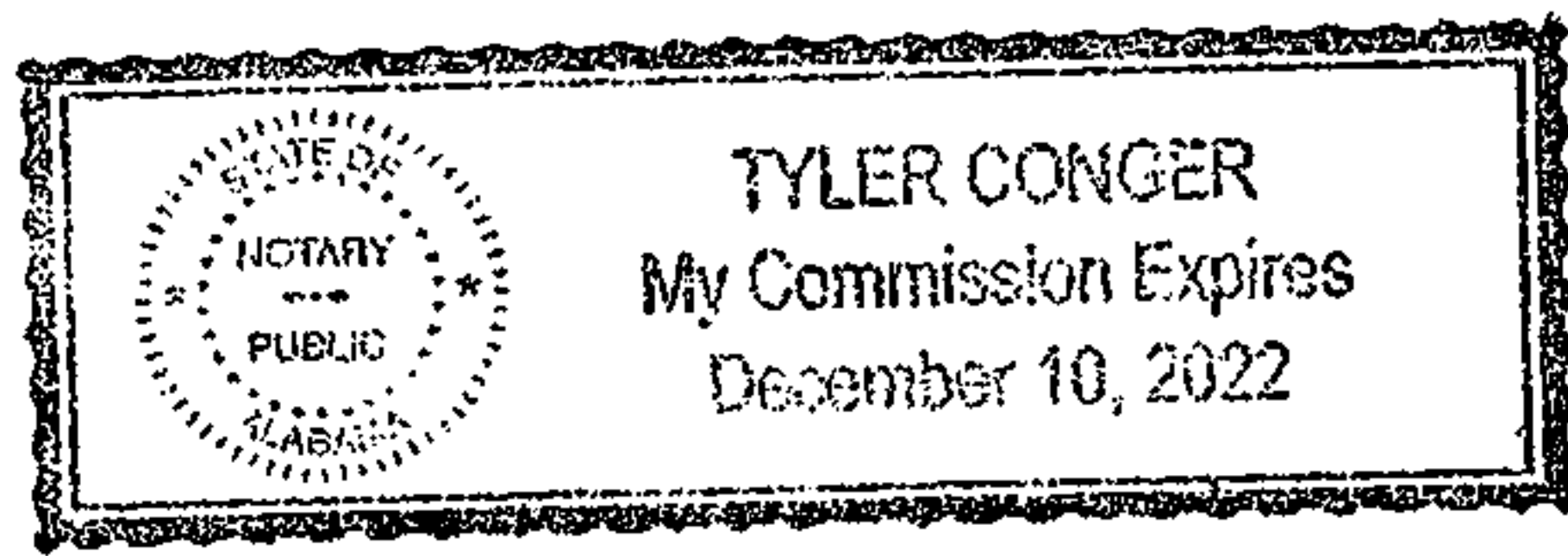
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vivian Joy Hearn, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they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

Given under my hand and official seal this the 29th day of May, 2019.

Tyler M. Conger

Notary Public
Print Name: TYLER M. CONGER
Commission Expires:
12/10/22

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2019 01:45:06 PM
\$198.00 CHARITY
20190530000186690

Allie S. Beyl