

20190604000190960
06/04/2019 10:07:05 AM
DEEDS 1/2
This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

Send tax notice to:
Andrew Ezell and Kelsey Ezell
109 Creekstone Trl
Calera, AL 35040
BHM1 900492

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Five Thousand and 00/100 Dollars (\$145,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Stephen Shirley and Amy Shirley, a married couple, whose mailing address is: 570 HIGHWAY 40, SHELBY, AL 35143 (hereinafter referred to as "Grantors"), by Andrew Ezell and Kelsey Ezell (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 123, according to the Final Plat of Stonecreek Phase 1, as recorded in Map Book 32, Page 92, 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.
MINING AND MINERAL RIGHTS EXCEPTED.

\$140,650.00 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, Grantors Stephen Shirley and Amy Shirley have hereunto set their signatures and seals on May 31, 2019.

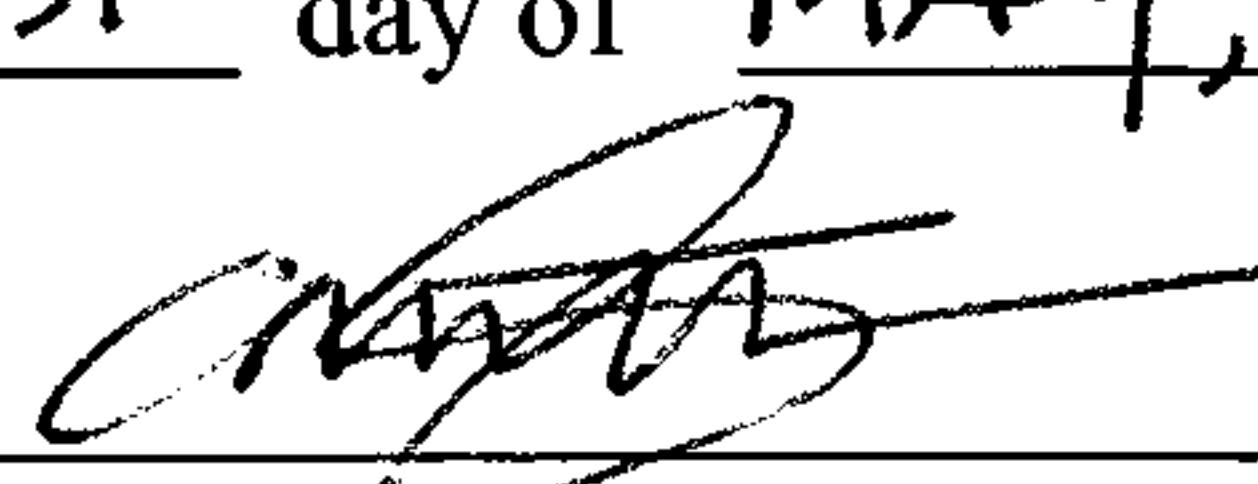
Stephen Shirley

Amy Shirley

STATE OF ALABAMA
COUNTY OF JEFFERSON

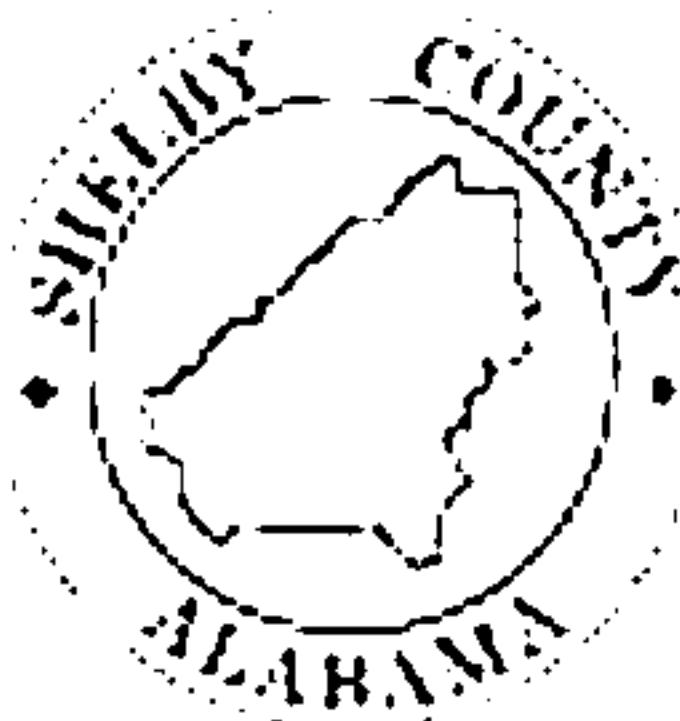
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Shirley and Amy Shirley, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument,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

Given under my hand and official seal this the 31 day of MAY, 2019.



Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APRIL 14, 2023

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2019 10:07:05 AM
\$22.50 CHARITY
20190604000190960

