

Send tax notice to:
Pete Allen and Mary D. Allen
7 Eagle View
Birmingham, AL 35242
BHM1900511

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

State of Alabama
County of Shelby

20190604000191140
06/04/2019 10:24:48 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy Five Thousand and 00/100 Dollars (\$675,000.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned David Cole, Trustee of 2012 Trust, Dated December 7, 2012 whose mailing address is: 506 Creekwood Pl. Vestavia, AL 35226** (hereinafter referred to as "Grantors"), by **Pete Allen and Mary D. Allen** (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 207-B, according to a Resurvey of Lot 207-A of a Resurvey of Lots 206 and 207, Shoal Creek, as recorded in Map Book 7, Page 135 and a Resurvey of Lots 208 and 209, Shoal Creek, recorded in Map Book 6, page 150, now recorded in Map Book 8, page 86, 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.

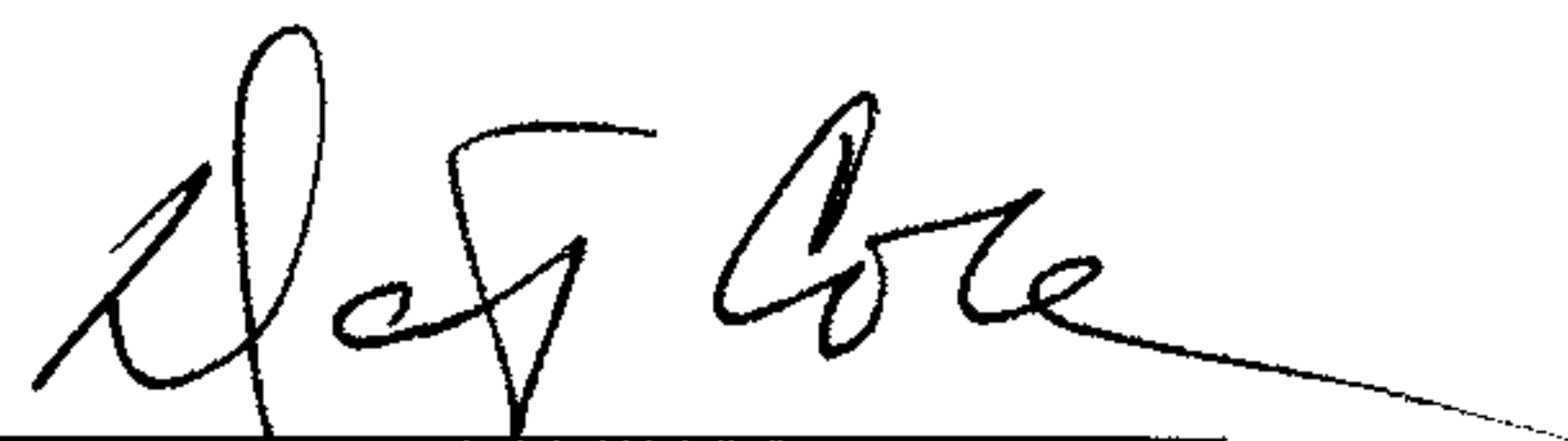
MINING AND MINERAL RIGHTS EXCEPTED.

\$843,261.00 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 David Cole, Trustee of 2012 Trust, Dated December 7, 2012 have hereunto set their signatures and seals on May 31, 2019.

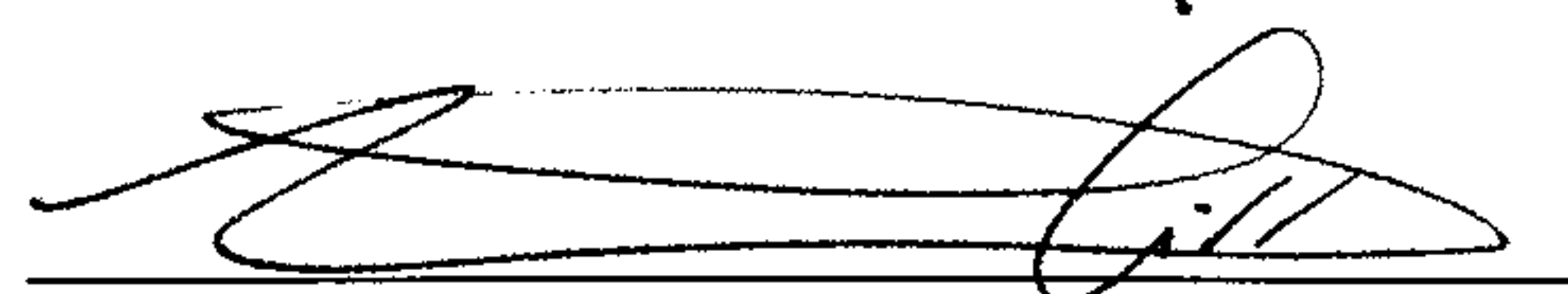
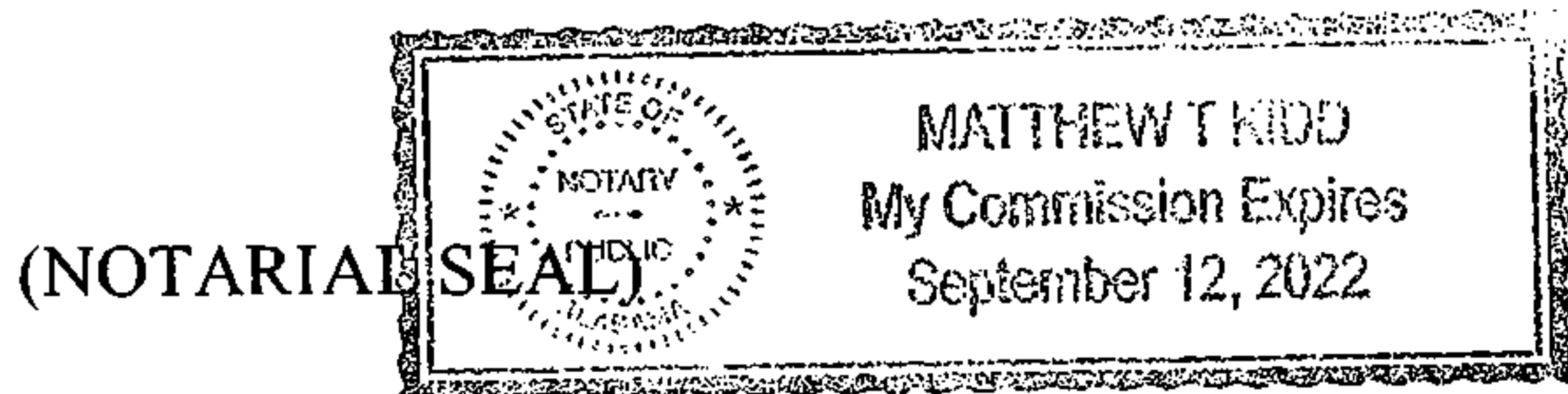


David Cole, Trustee of 2012 Trust
Dated December 7, 2012

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Cole, Trustee of 2012 Trust, Dated December 7, 2012, 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 22 day of May 2019.



Notary Public
Print Name: Matthew T Kidd
Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2019 10:24:48 AM
\$19.00 CHARITY
20190604000191140

Allen S. Bayl