

Send tax notice to:
CONNOR HALBROOKS
5137 SELKIRK DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

20190604000192170
06/04/2019 01:14:48 PM
DEEDS 1/2

STATE OF ALABAMA

2019314

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **KIMBERLY M ADAMS, a single individual**, whose mailing address is: 154 Belston Ave #81 Brooklyn NY 11209 (hereinafter referred to as "Grantor") by **CONNOR HALBROOKS** whose property address is: **5137 SELKIRK DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Block 1, according to the Survey of Selkirk Subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

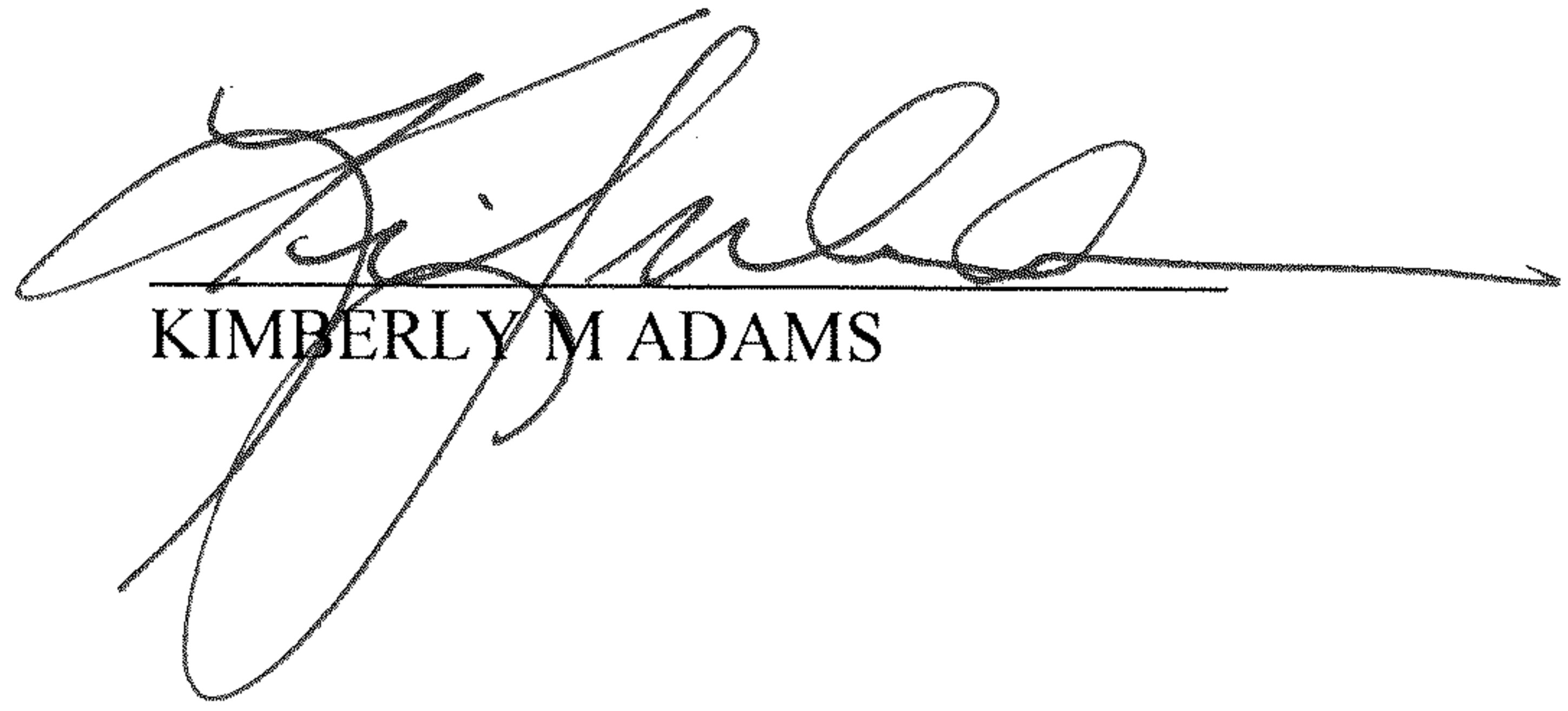
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Misc Book 21, Page 10 and Misc Book 21, Page 376.
5. Agreement with Alabama Power Company recorded in Misc Book 21, Page 377.

\$201,465.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

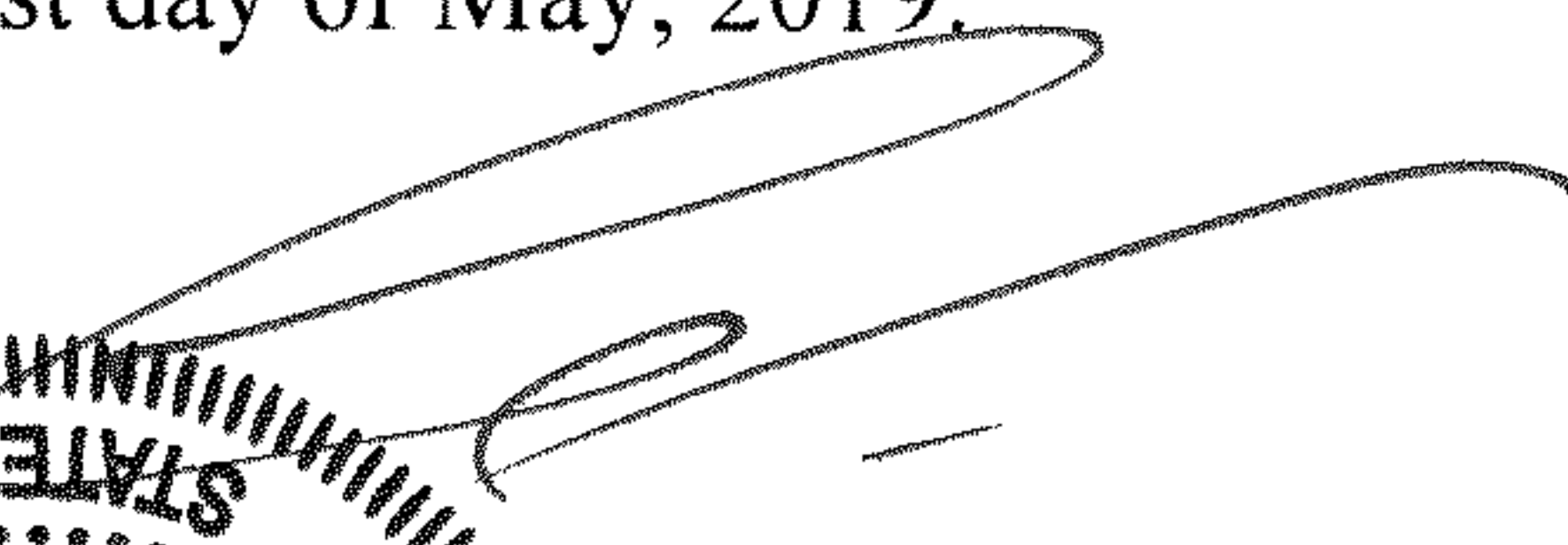
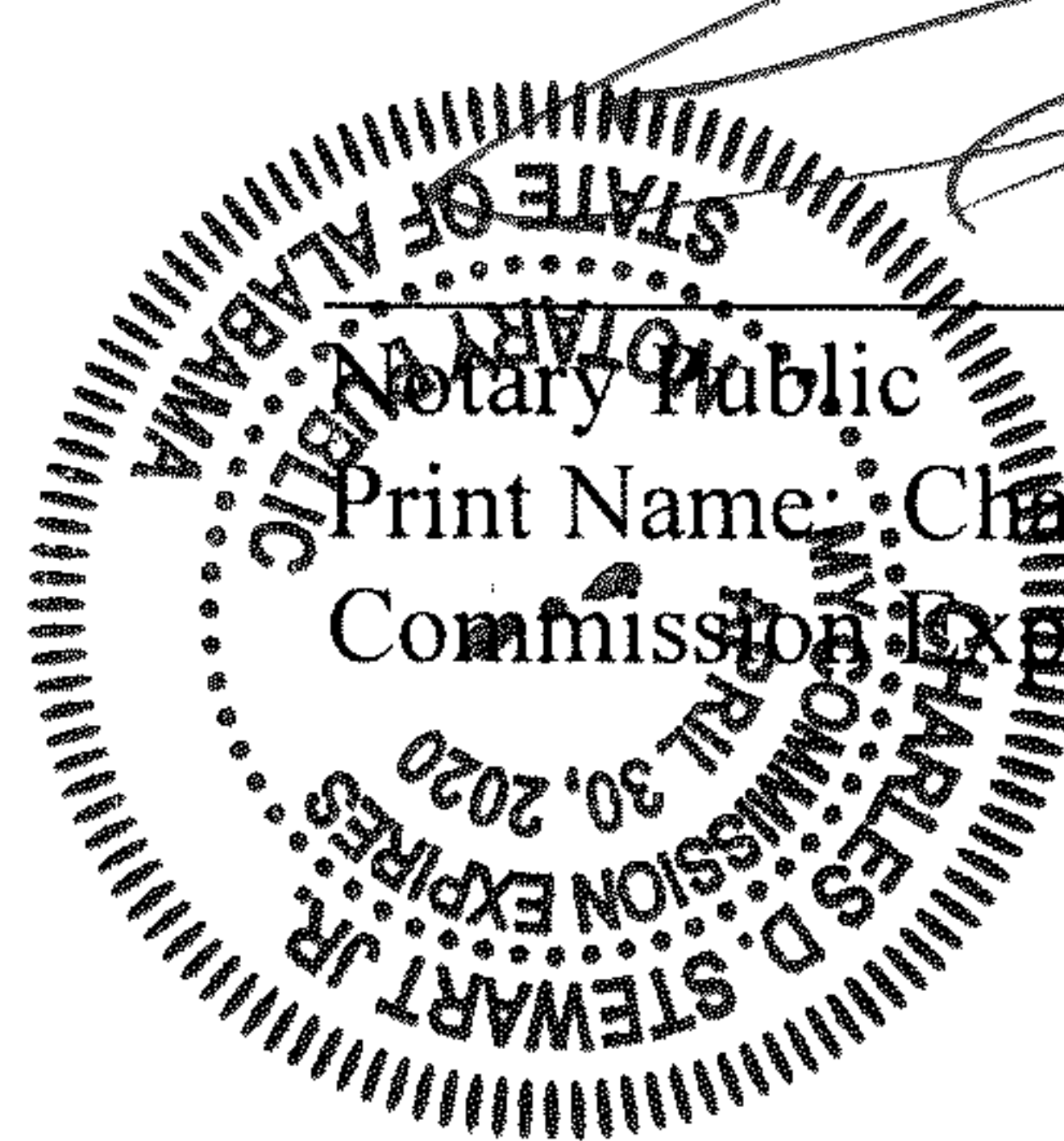
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 31st day of May, 2019.


KIMBERLY M ADAMS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY M ADAMS 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 31st day of May, 2019.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2019 01:14:48 PM
\$37.00 CHARITY
20190604000192170

Allen S. Bayl