

Send tax notice to:
RICHARD E GUDZAN
471 NEW HOPE MOUNTAIN ROAD
INDIAN SPRINGS, AL, 35124

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

STATE OF ALABAMA
Shelby COUNTY

2019311T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Five Thousand and 00/100 Dollars (\$355,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **KENNETH C GOINS and JANET L GOINS, husband and wife** whose mailing address is: 708 Barristers Court Birmingham Al 35242 (hereinafter referred to as "Grantors") by **RICHARD E GUDZAN AND MALLORY W GUDZAN** whose property address is: **471 NEW HOPE MOUNTAIN ROAD, INDIAN SPRINGS, AL, 35124** 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, Block 1, according to the map and survey of Indian Forest Estates as recorded in Map Book 5, Page 134 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

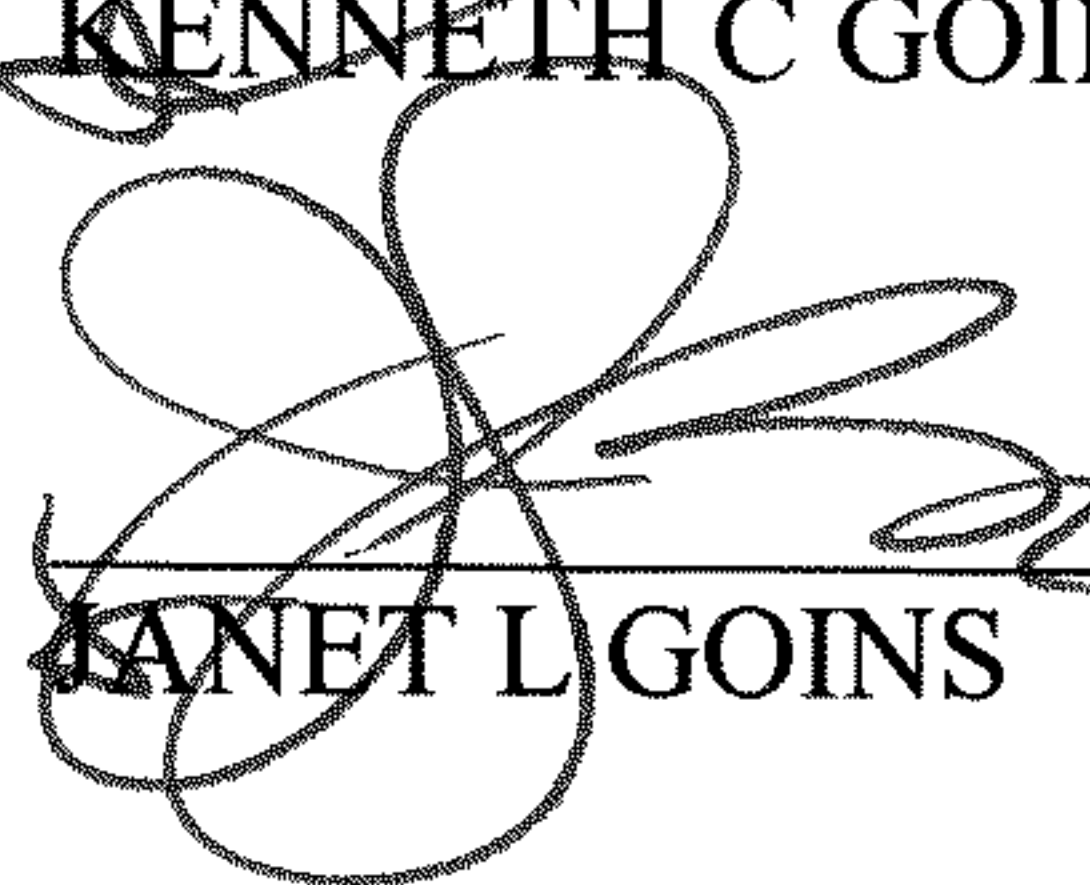
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Indian Forest Estates as recorded in Map Book 5, Page 134, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, Conditions and Restrictions as recorded in Book 60, page 820; Book 7, Page 141; Book 60, Page 820; Book 7, Page 350 and Instrument #20061212000601420.
5. Easement recorded in Book 285, page 354.
6. Ordinance recorded in Instrument #20050817000423500.
7. Right of way granted to Alabama Power Company recorded in Book 286, Page 613 and Book 285, Page 90.
8. Agreement with Alabama Power Company recorded in Book 7, page 481.
9. Right of way to Southern Bell Telephone and Telegraph Company recorded in Book 285, page 354.

\$344,350.00 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.

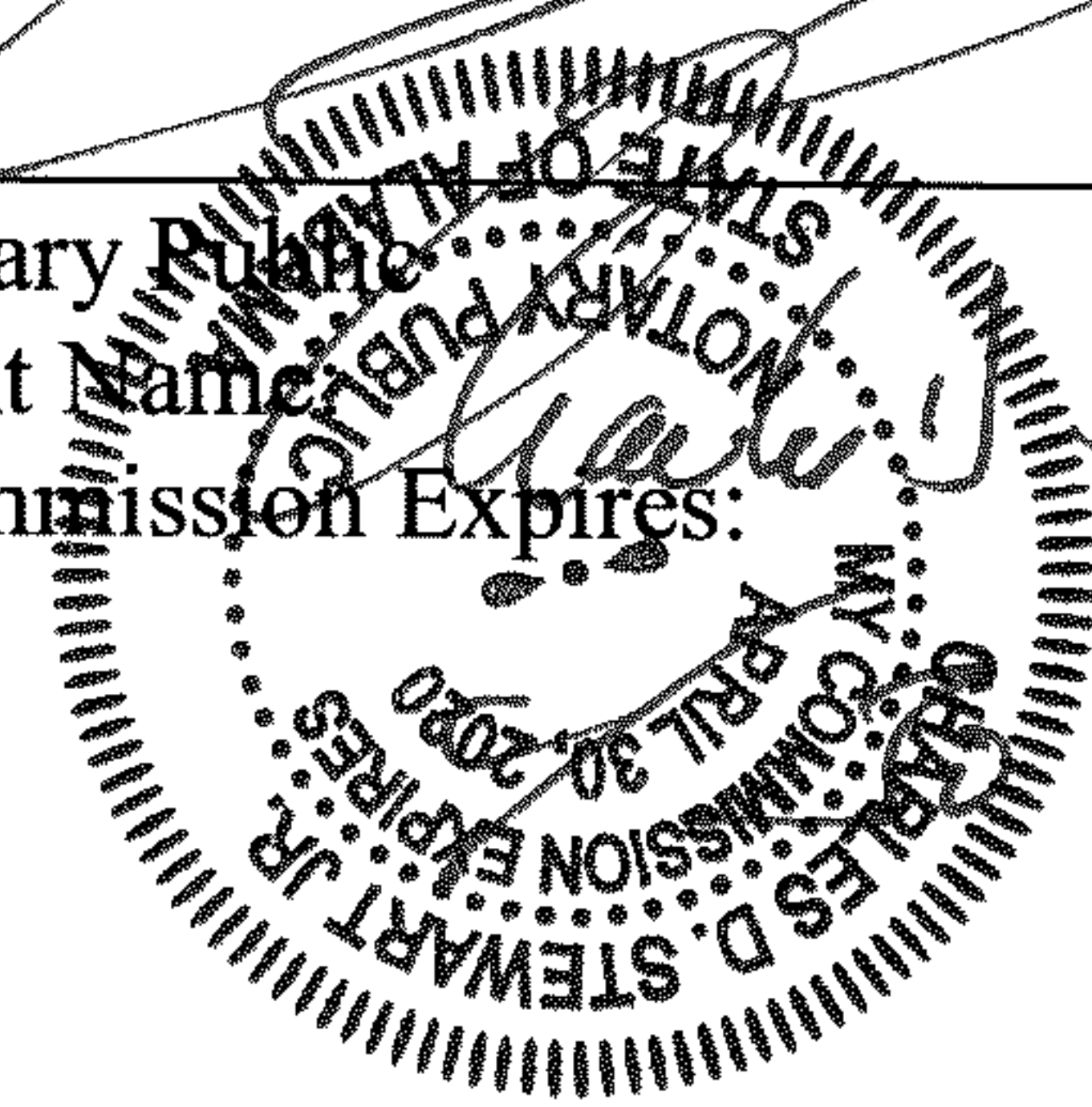
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of May, 2019.


KENNETH C GOINS

JANET L GOINS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH C GOINS and JANET L GOINS 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: 
Commission Expires: 




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2019 01:24:21 PM
\$29.00 CHERRY
20190604000192240

