

Send tax notice to:
PAMELA BARROW
2394 INDIAN CREST DRIVE
BIRMINGHAM, 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

2019298T

SHELBY COUNTY

WARRANTY DEED

**20190604000192480
06/04/2019 02:31:33 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Seventy-Five Thousand and 00/100 Dollars (\$1,075,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **LORI D FEIST and RICHARD FEIST, wife and husband**, whose mailing address is: **3406 Avalon Road, Homewood, AL 35209** (hereinafter referred to as "Grantors") by **PAMELA BARROW** whose property address is: **2394 INDIAN CREST DRIVE, BIRMINGHAM, AL, 35124** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the map and survey of Mountain Cove Subdivision, as recorded in Map Book 28, Page 130, 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, including a 40' building setback line from Indian Crest Drive and Miller Circle and a 25' setback line on NE side of said lot, as shown on recorded map and survey of Mountain Cove Subdivision, as recorded in Map Book 28, Page 130, 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, including those recorded in Book 42, Page 246.
4. Conditions, covenants and restrictions as recorded in Instrument #2001-38557.
5. Transmission Line Permit granted to Alabama Power Company recorded in Book 101, page 536; Book 228, page 794 and Book 247, page 874.
6. Easement recorded in Instrument #20040630000358860.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

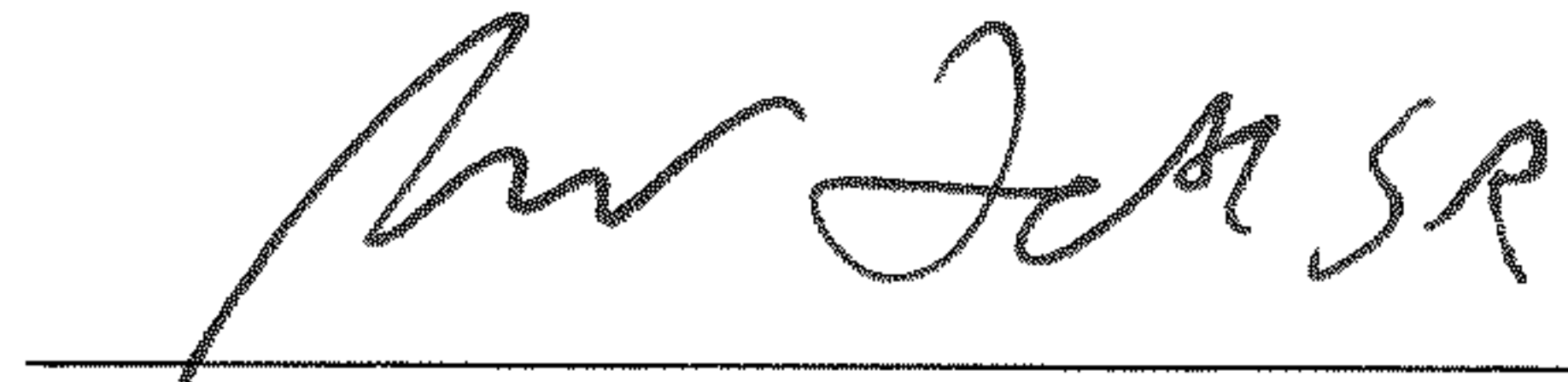
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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 Grantors, have hereunto set his/her hand and seal this the 31st day of May, 2019.

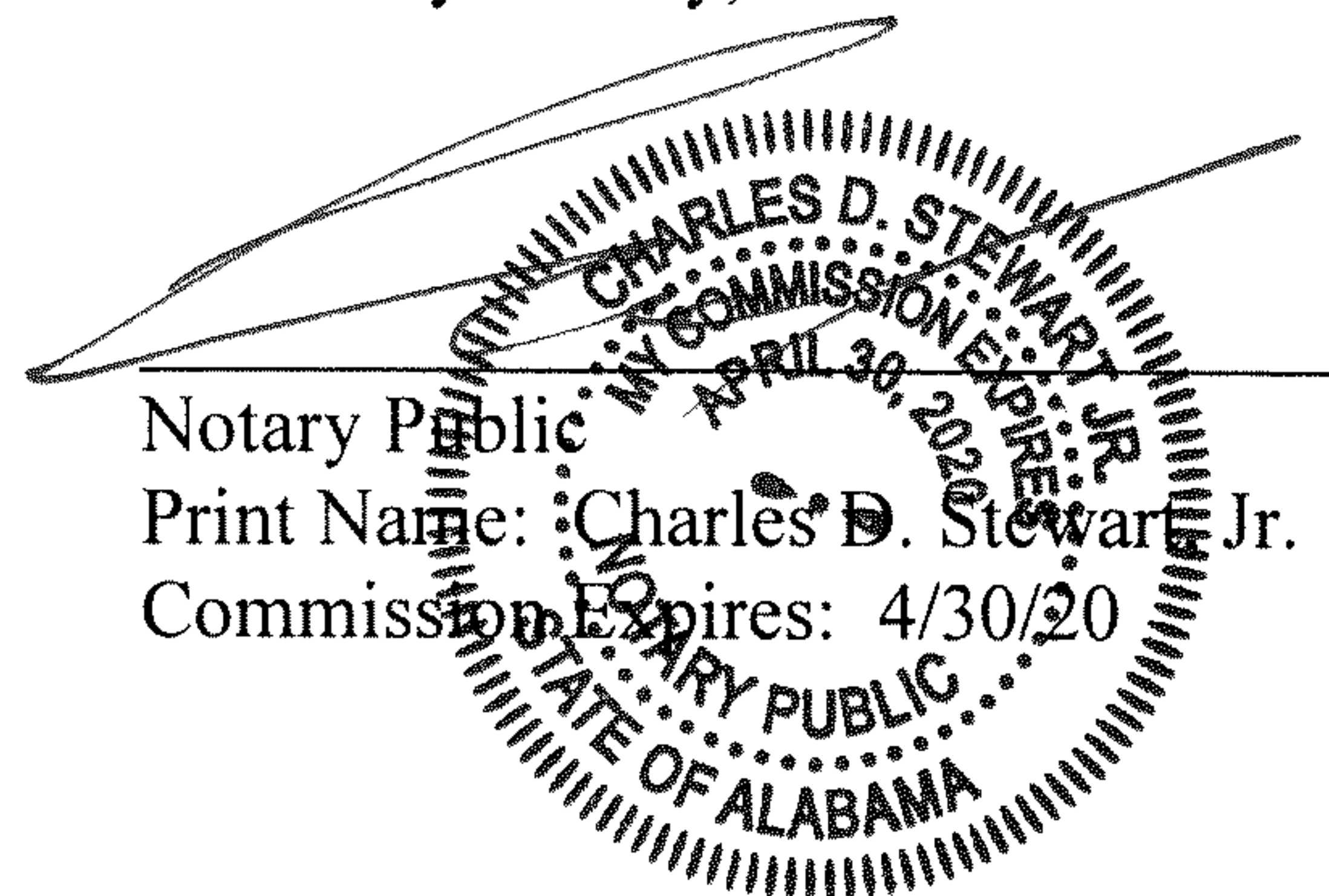

LORI D FEIST


RICHARD FEIST

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LORI D FEIST and RICHARD FEIST 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2019 02:31:33 PM
\$793.00 CHERRY
20190604000192480

