

Send tax notice to:
CALEB MERRITT
KATHRYN MERRITT
843 HUNTINGTON TRACE
CHELSEA, AL 35043
PLC1900118

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Two Thousand Five Hundred and 00/100 Dollars (\$242,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Brandon L. Jacks and wife, Brittany M. Jacks** whose mailing address is: **406 4th Street North, Pell City, AL 35125** (hereinafter referred to as "Grantors"), by **Caleb Merritt and Kathryn Merritt** whose mailing address is: **843 Huntington Trace, Chelsea, AL 35043**, (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, the property mailing address is: **843 Huntington Trace, Chelsea, AL 35043** to-wit:

LOT 52, ACCORDING TO THE SURVEY OF POLO CROSSINGS, SECTOR III, AS RECORDED IN MAP BOOK 47, PAGES 24A AND 24B, 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.

\$230,375.00 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 Brandon L. Jacks and Brittany M. Jacks have hereunto set their signatures and seals on this 5th day of June, 2019.

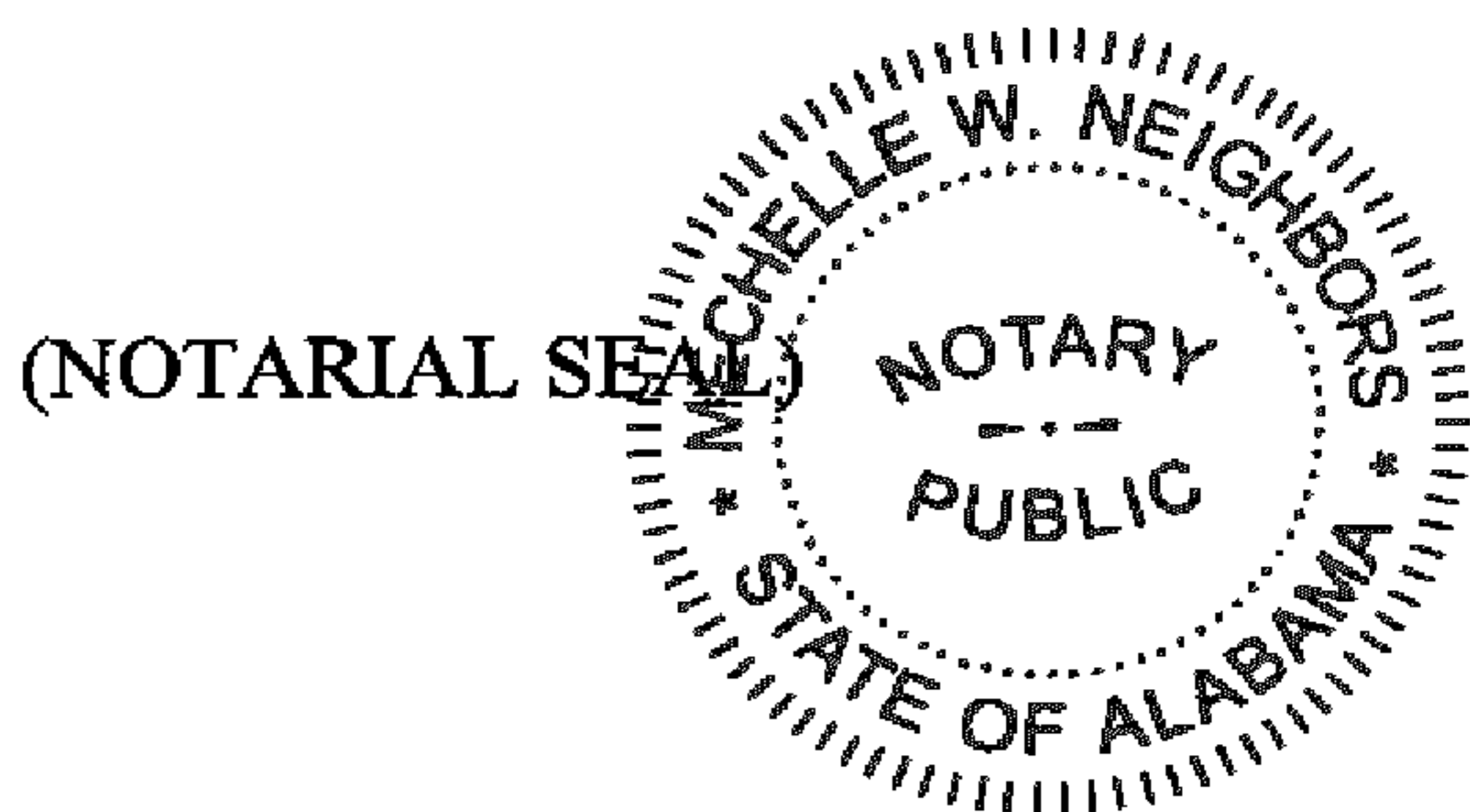

BRANDON L. JACKS

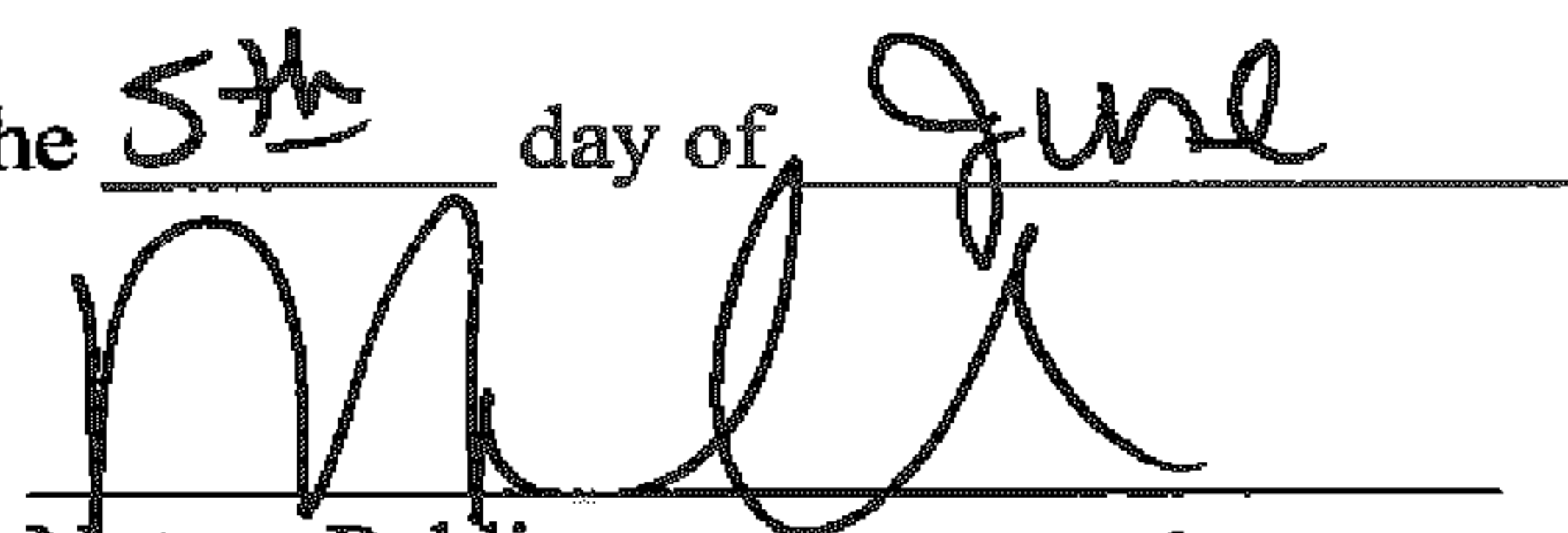

BRITTANY M. JACKS

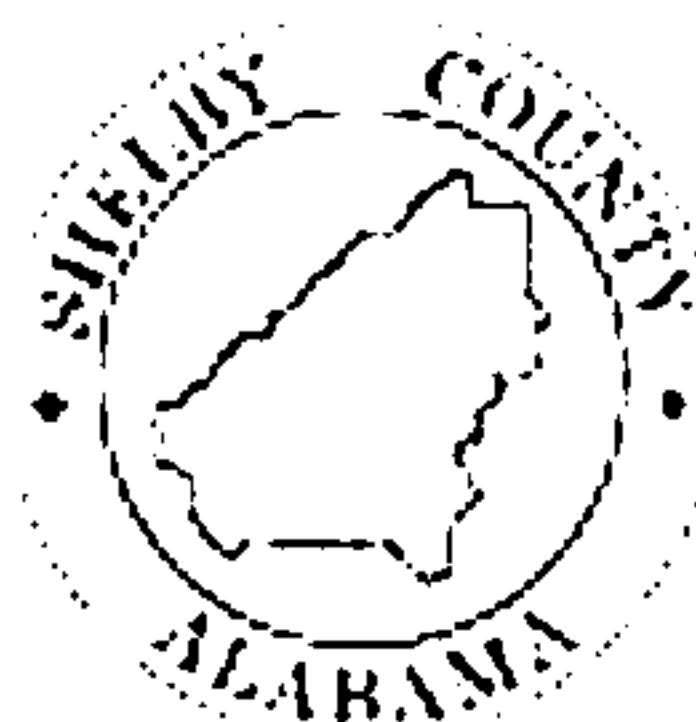
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon L. Jacks and Brittany M. Jacks, 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 5th day of June, 2019.




Notary Public
Commission Expires: 3/4/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2019 03:38:43 PM
\$30.50 CHERRY
20190606000198250

