

Send tax notice to:
CAMERON L HYCHE
1150 GREYMOOR ROAD
HOOVER, AL, 35242

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

STATE OF ALABAMA

2019327

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Seventy-Five Thousand and 00/100 Dollars (\$875,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **BRIAN L CHAMBLESS and KATHERINE D CHAMBLESS, husband and wife**, whose mailing address is: 4317 LAKESHORE COVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **CAMERON L HYCHE and MELISSA B HYCHE** whose property address is: **1150 GREYMOOR ROAD, HOOVER, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37-A, according to the Survey of Resurvey of Lot 37, Greystone, 5th Sector, Phase I, as recorded in Map Book 19, Page 161, in the Probate Office of Shelby County, Alabama.

Cameron Hyche and Cameron L Hyche are one and the same person.

Melissa Hyche and Melissa B Hyche are one and the same person.

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, are not insured herein.
4. Restrictions and covenants appearing of record in Book 316, Page 239; Book 317, Page 260 and amended in Book 319, Page 235; Inst. No. 2000-1990; Inst. No. 1993-20968; Inst. No.1994-1180; Inst. No. 1999-28278 and Inst. No. 1995-476.
5. Right-of-way granted to SHELBY County recorded in Inst. No. 2004-157.
6. Release of damages as set out in Instrument No. 1994-27239.
7. Covenants for water service in Book 235, Page 574.
8. Reciprocal easement agreement in Book 312, Page 274.

\$778,750.00 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 14th day of June, 2019.

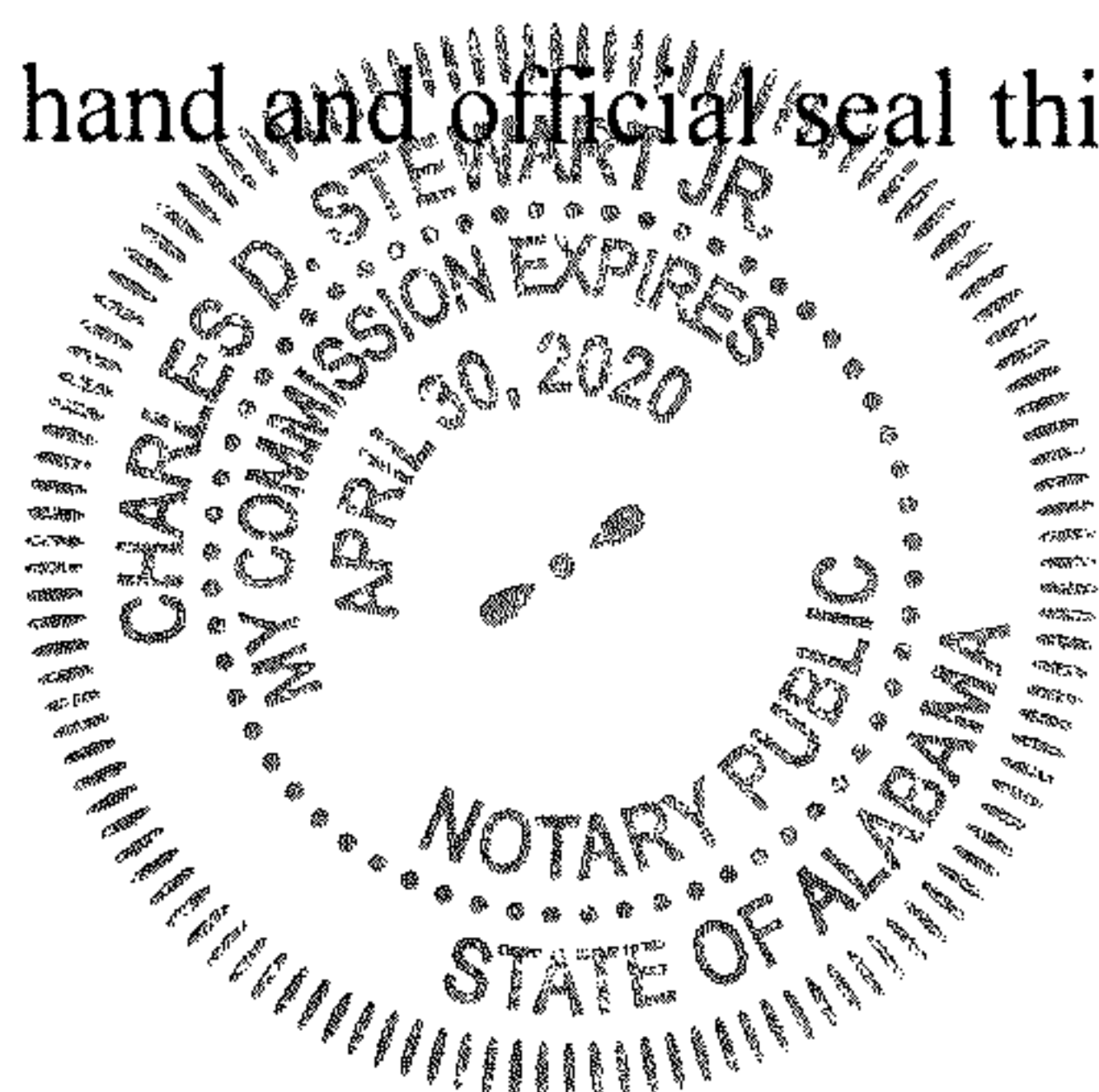

BRIAN L CHAMBLESS


KATHERINE D CHAMBLESS

STATE OF ALABAMA
COUNTY OF SHELBY

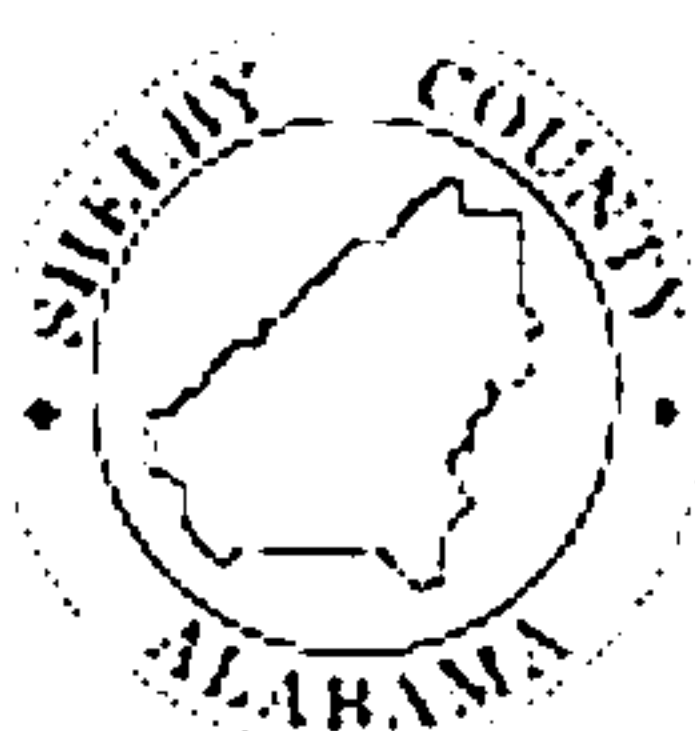
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIAN L CHAMBLESS and KATHERINE D CHAMBLESS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the 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 14th day of June, 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
06/18/2019 12:01:50 PM
\$114.50 CHARITY
20190618000215870

Alvin S. Boyd