

20190626000227250
06/26/2019 02:36:55 PM
DEEDS 1/2

Send tax notice to:
JEFFREY P LONG
7223 N. HIGHFIELD LANE
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

2019343

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty-Five Thousand and 00/100 Dollars (\$565,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DENNIS G DUBOSE and SUSAN F DUBOSE, husband and wife**, whose mailing address is: *5378 Greystone Way Birmingham AL 35242* (hereinafter referred to as "Grantors") by **JEFFREY P LONG and KRISTINA M LONG** whose property address is: **7223 N. HIGHFIELD LANE, 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 40-A, according to a Resurvey of Lot 40, Greystone 7th Sector, Phase IV, as recorded in Map Book 25, Page 69, in the Probate Office of Shelby County, Alabama; being situated in 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 Inst. No. 1996-19860 and Inst. No. 1998-23993.
5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1997-15378.
6. Right-of-way granted to Shelby County recorded in Inst. No. 2004-157.

\$450,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

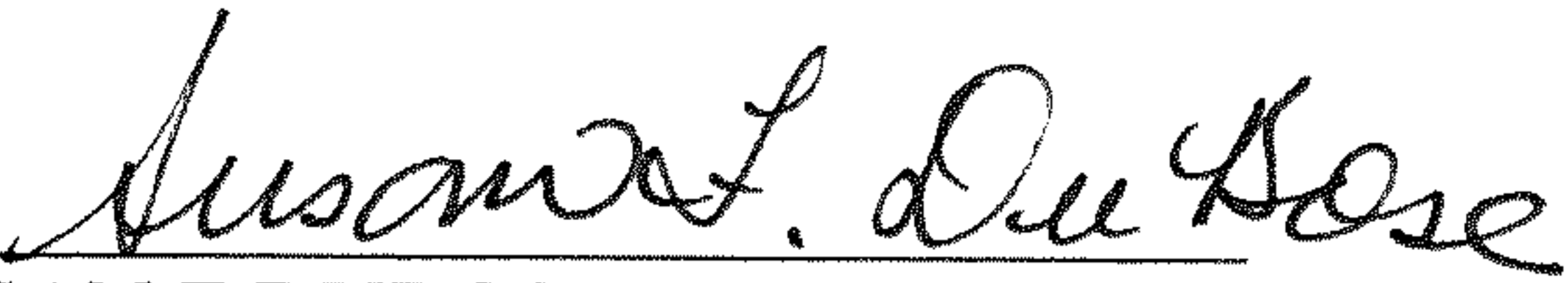
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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 Grantor, has hereunto set his/her hand and seal this the 24th day of June, 2019.

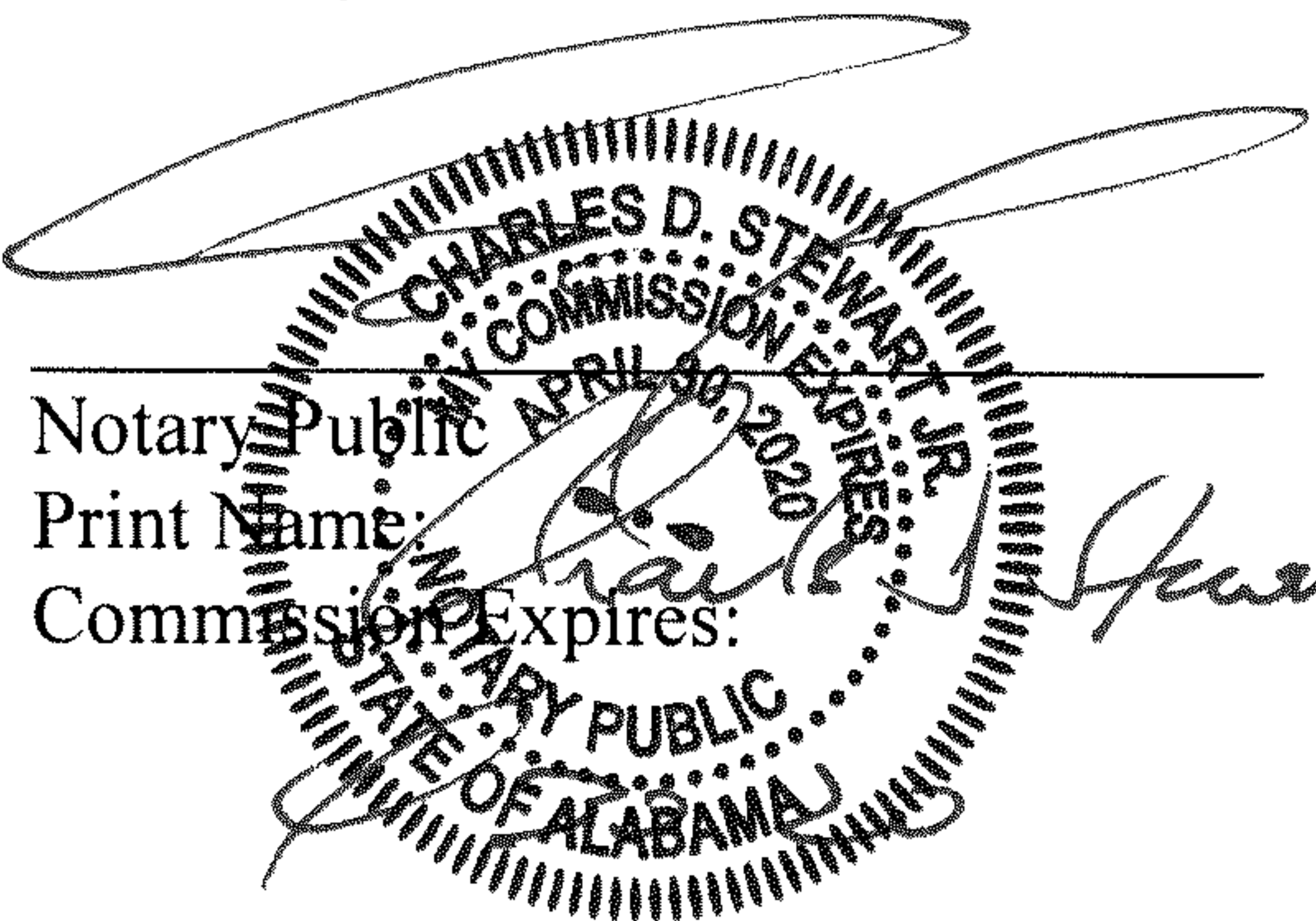
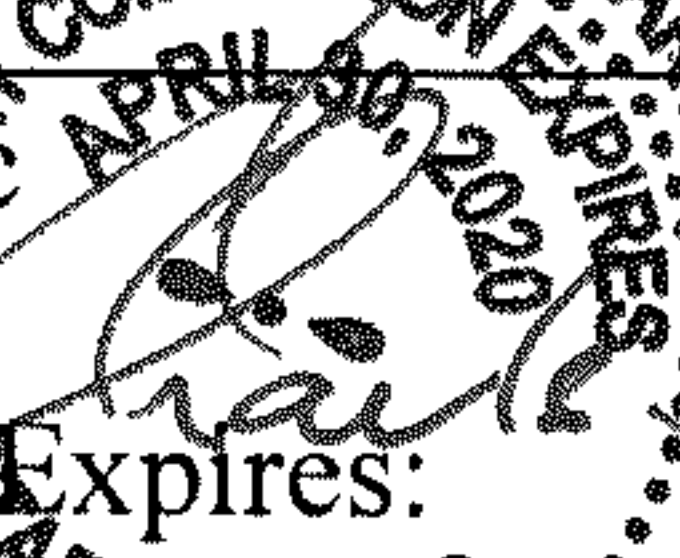
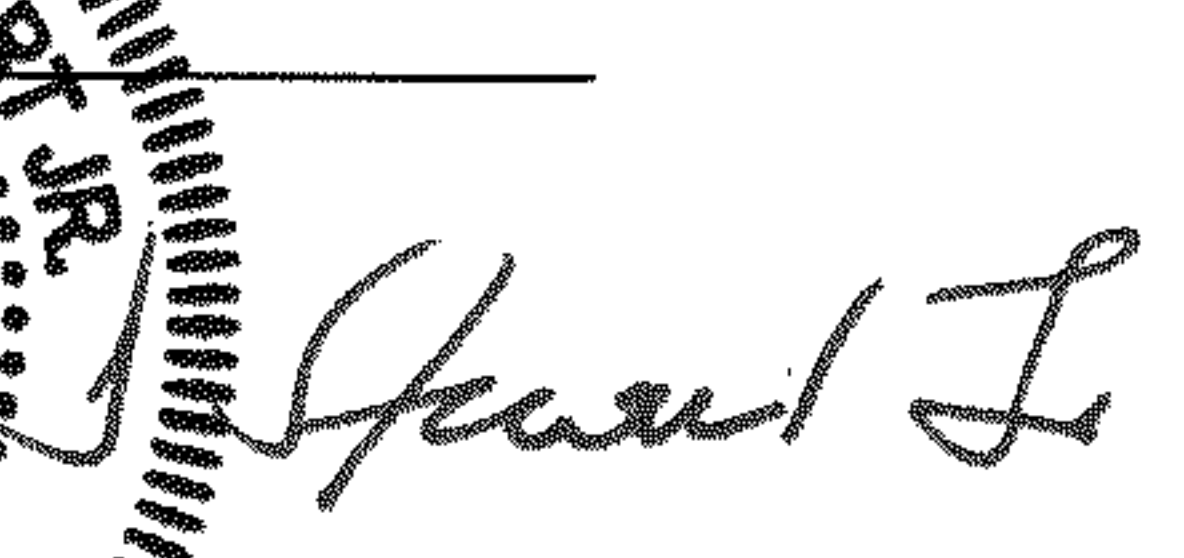

DENNIS G DUBOSE


SUSAN F DUBOSE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENNIS G DUBOSE and SUSAN F DUBOSE 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 24th day of June, 2019.


Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$133.00 CHERRY
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