

20190703000239740  
07/03/2019 01:03:48 PM  
DEEDS 1/2

Send tax notice to:  
THOMAS B WOOSLEY  
905 LINKSIDE WAY  
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  
SHELBY COUNTY

2019436T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Three Thousand and 00/100 Dollars (\$343,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JEAN C DALY, a single woman, and ROBIN ROEMEN, a married woman**, whose mailing address is: 1686 Funderburg Bend Rd Bell City AL 35128 (hereinafter referred to as "Grantors") by **THOMAS B WOOSLEY and JANE L WOOSLEY** whose property address is: **905 LINKSIDE WAY, 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 31, according to the map and survey of Linkside at Greystone, as recorded in Map Book 17, page 32 in the Probate Office of Shelby County, Alabama.**

**This property is not the homestead of the Grantor, nor that of her spouse.**

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 Linkside at Greystone, as recorded in Map Book 17, Page 32, 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 4, Page 495, Book 60, Page 260 and Book 121, Page 294.
4. Covenants, Conditions and Restrictions recorded in Book 317, Page 260.

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 2nd day of July, 2019.

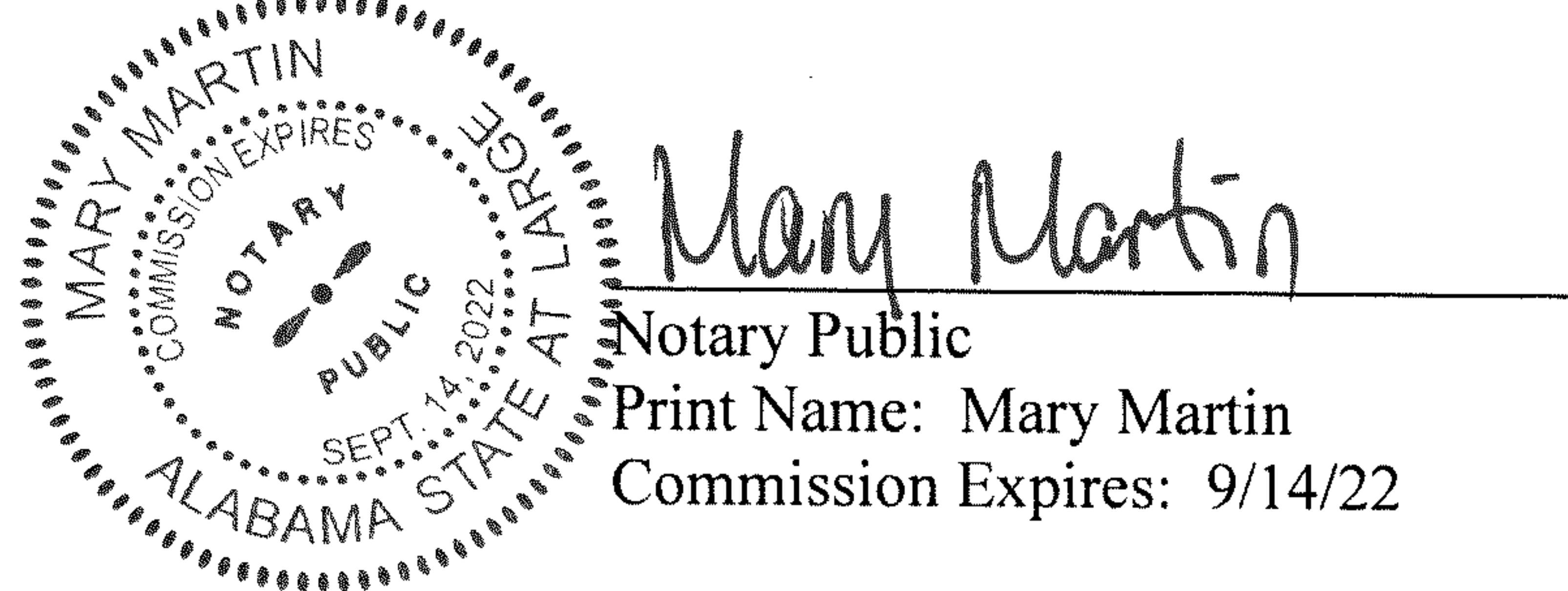
Jean C. Daly  
JEAN C DALY

Robin Roemen  
ROBIN ROEMEN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEAN C DALY and ROBIN ROEMEN 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 2nd day of July, 2019.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/03/2019 01:03:48 PM  
\$361.00 CHERRY  
20190703000239740

*Allie S. Boyd*