

Send tax notice to:  
DANA D PAYNE  
2125 EAGLE RIDGE DRIVE  
BIRMINGHAM, 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

2019377

SHELBY COUNTY

**20190703000240130**  
**07/03/2019 01:36:30 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SATTERFIELD ACQUISITIONS, LLC**, whose mailing address is: 704 Meadow Ridge Ct. B'ham AL 35242 (hereinafter referred to as "Grantor") by **DANA D PAYNE** whose property address is: **2125 EAGLE RIDGE DRIVE, BIRMINGHAM, AL, 35242** (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 Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 41, according to the survey of Townes at Brook Highland, as recorded in Map Book 30, page 133 A & B, 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 due and payable until October 1, 2019.
2. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument #2004-50546, as recorded in the Probate Office of Shelby County, AL.
3. Right of way granted to Alabama Power Company as set forth in Book 220, page 521; Book 220, page 532 and Book 207, page 380.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, page 553, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 194, page 54; Instrument #2003-66571; Instrument #2003-66365 and Instrument #2003-33578, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
6. Agreement for electric service recorded in Book 306, page 119.
7. Grading Easement recorded in Instrument #2001-16285.
8. Restrictive Agreement recorded in Instrument #2000-16172.

**\$255,290.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SATTERFIELD ACQUISITIONS, LLC, by WILLIAM H SATTERFIELD, JR., its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 1st day of July, 2019.

SATTERFIELD ACQUISITIONS, LLC

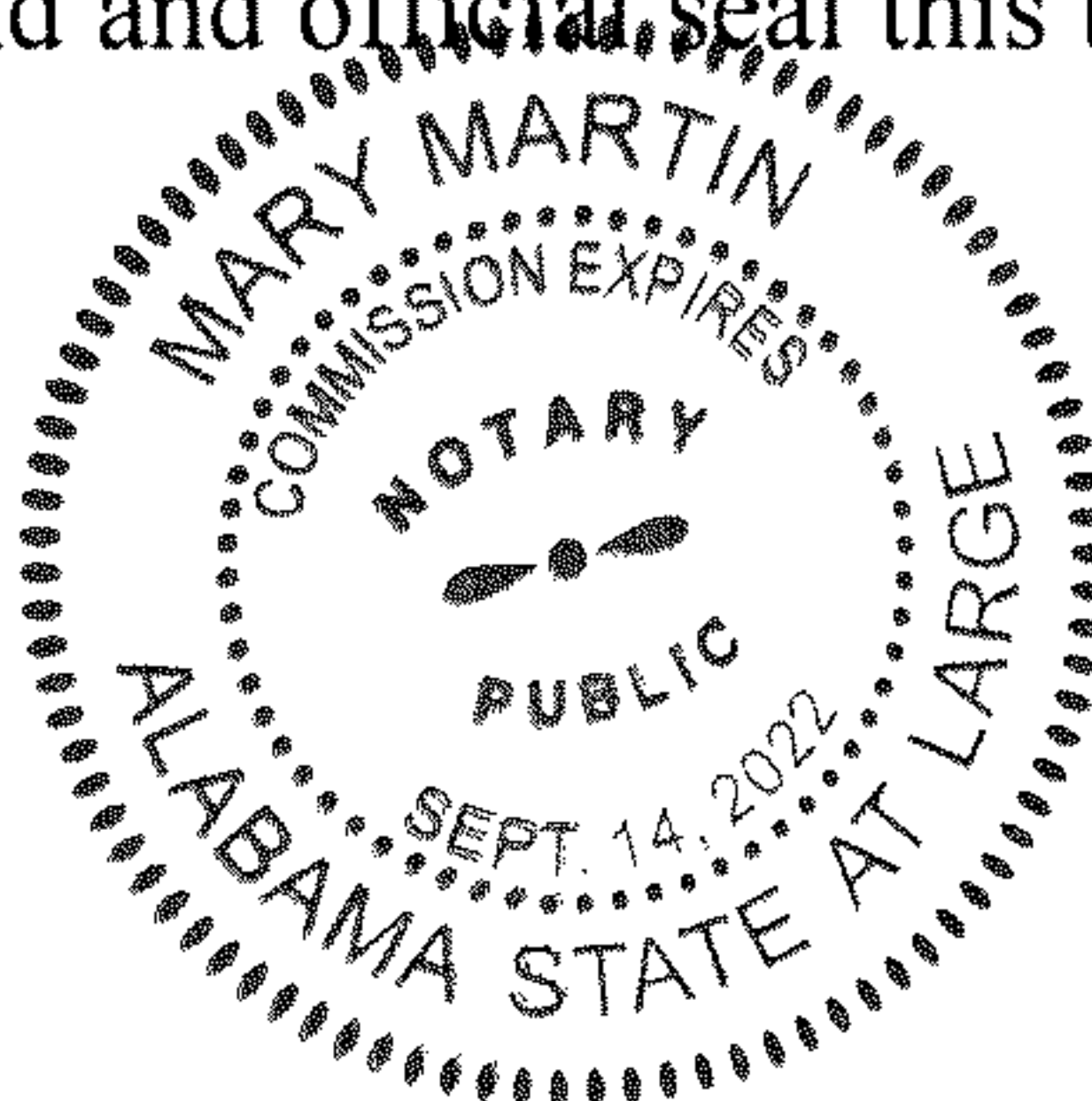


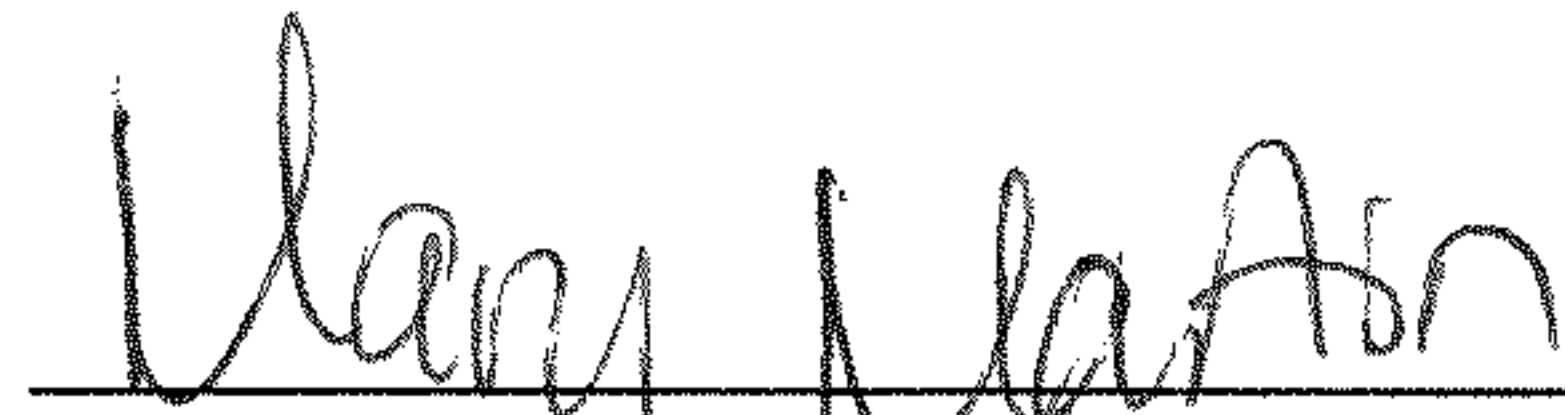
BY: WILLIAM H SATTERFIELD, JR.  
ITS: MEMBER

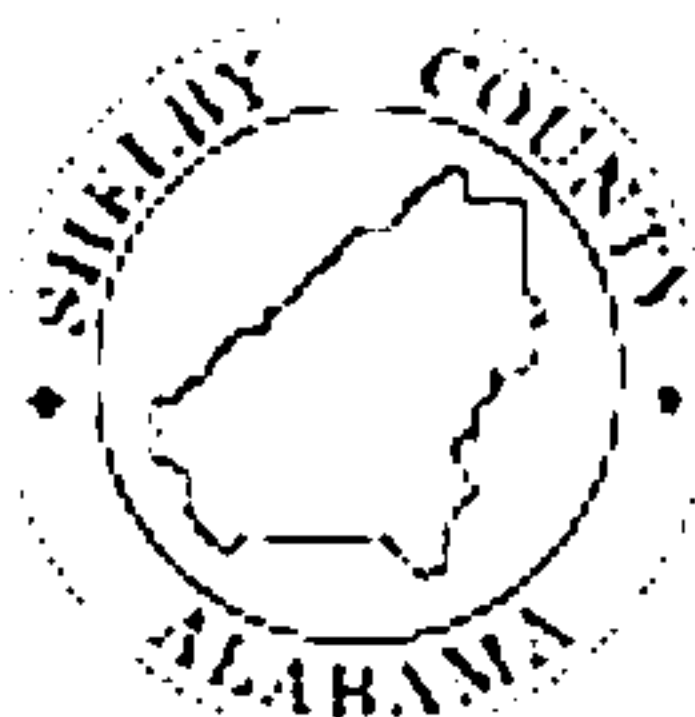
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM H SATTERFIELD, JR., whose name as MEMBER OF SATTERFIELD ACQUISITIONS, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 1st day of July, 2019.



  
Notary Public  
Print Name:  
Commission Expires: 9/14/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/03/2019 01:36:30 PM  
\$19.00 CHARITY  
20190703000240130

