

Real Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

Send tax notice to:
Michael & Rebecca Orr
4313 Lakeshore Cove
Birmingham, AL
BHM1900818

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

State of Alabama
County of Shelby

20190703000240670
07/03/2019 03:02:35 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Neal G. Packard**, a married man, whose mailing address is: 116 Estuary Drive, Vero Beach, FL 32963 (hereinafter referred to as "Grantors"), by **Michael Orr and Rebecca Orr** (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, to-wit:

Lot 29, according to the Survey of Fowler's Lake Estates, as recorded in Map Book 3, Page 148, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

**AD VALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER,
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF
RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.**

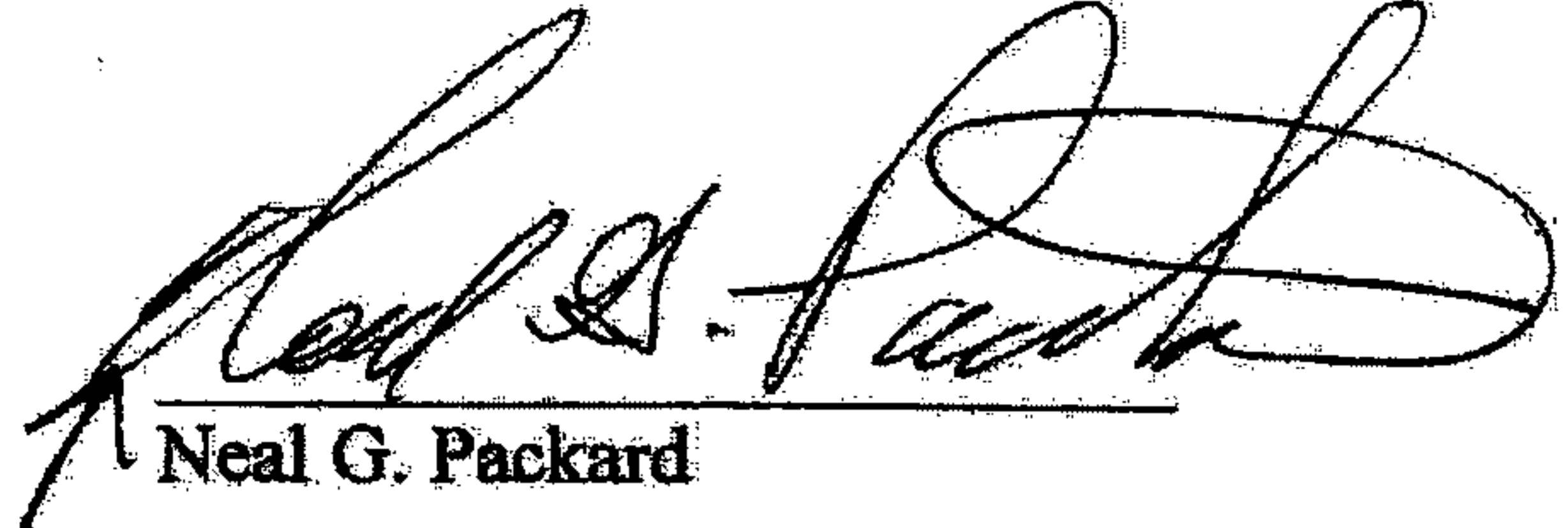
This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

**\$0.00 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 Neal G. Packard have hereunto set their signatures and seals on July 1, 2019.


Neal G. Packard

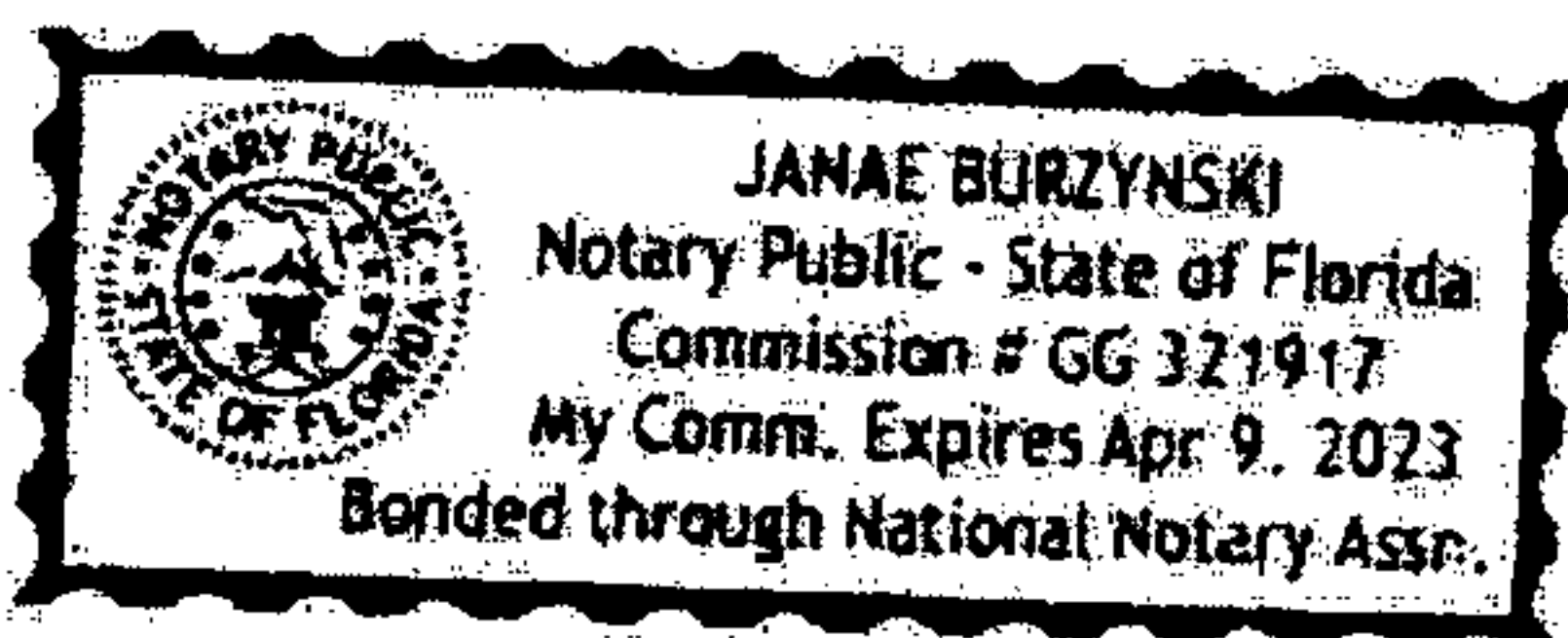
STATE OF Florida

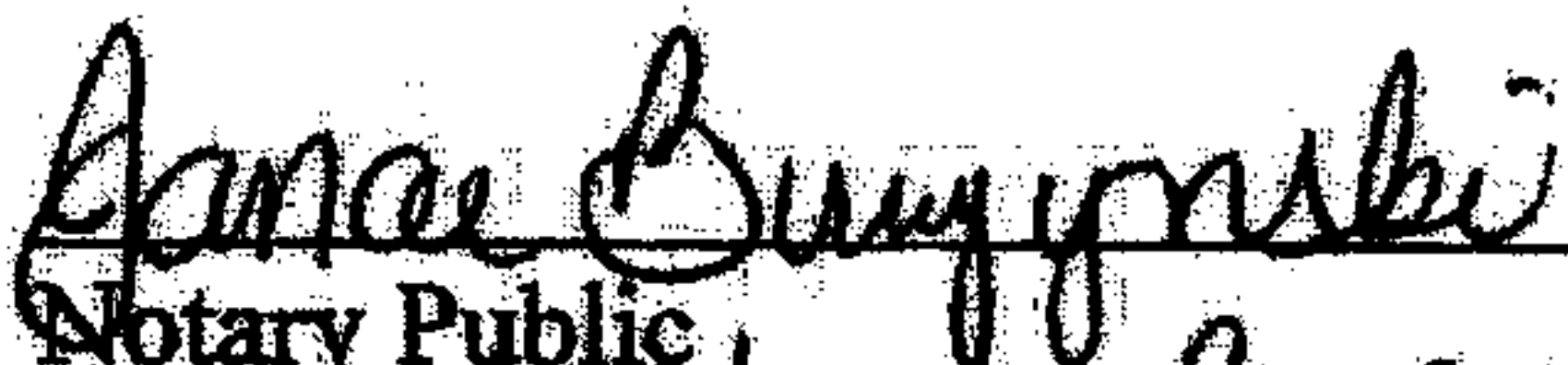
COUNTY OF Indian River

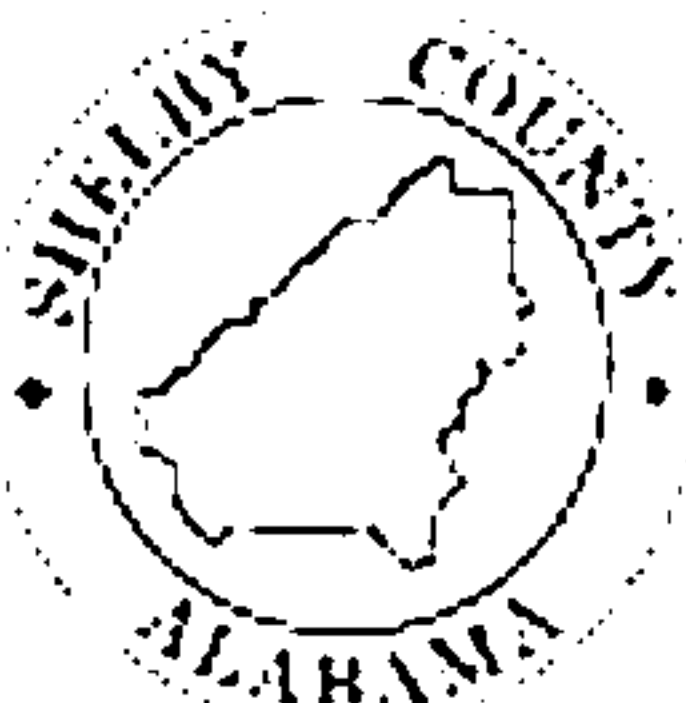
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neal G. Packard, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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

(NOTARIAL SEAL)




Notary Public
Print Name: Janae Burzynski
Commission Expires: April, 9th 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2019 03:02:35 PM
\$193.00 CHARITY
20190703000240670

