

Send tax notice to:  
CHERYL TURNER  
323 POLO COURT  
CHELSEA, AL, 35043

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

2019433T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **ZACHARY B. FELDMAN and BRAGAN FELDMAN, husband and wife** whose mailing address is: 6726 Bear Creek Rd, Chelsea AL 35043 (hereinafter referred to as "Grantors") by **CHERYL TURNER and MIKE TURNER** whose property address is: **323 POLO COURT, CHELSEA, AL, 35043** 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 147, according to the map and survey of Polo Crossings Sector 1, as recorded in Map Book 39, Page 41, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

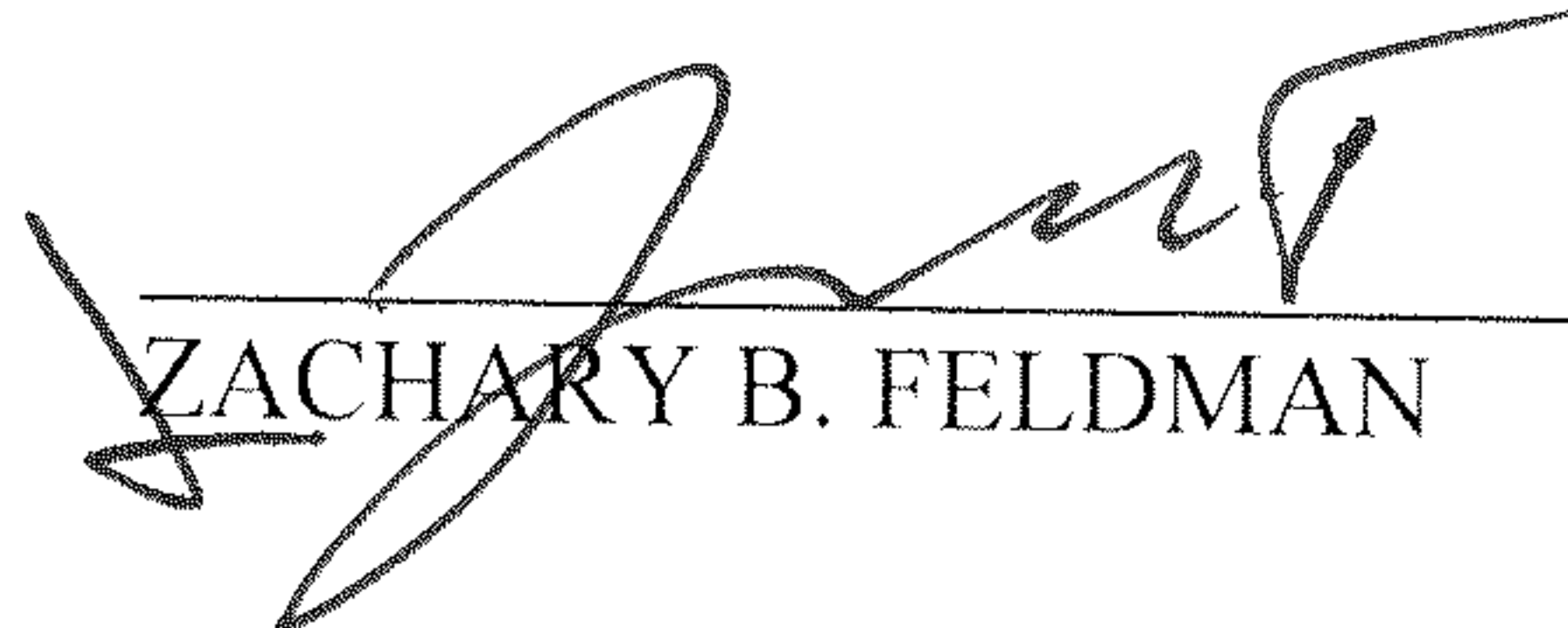

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Polo Crossings Sector 1, as recorded in Map Book 39, Page 41, in 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.
4. Conditions, covenants and restrictions recorded in Instrument #20071008000469200, Instrument #20100325000086330, Instrument #20100618000195550, Instrument #20170208000047870, and Instrument #20190208000042250.
5. Easements as recorded in Instrument #20090903000340190 and Instrument #20070418000180080.
6. Agreement recorded in Instrument #20121102000422260.

\$0.00 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.

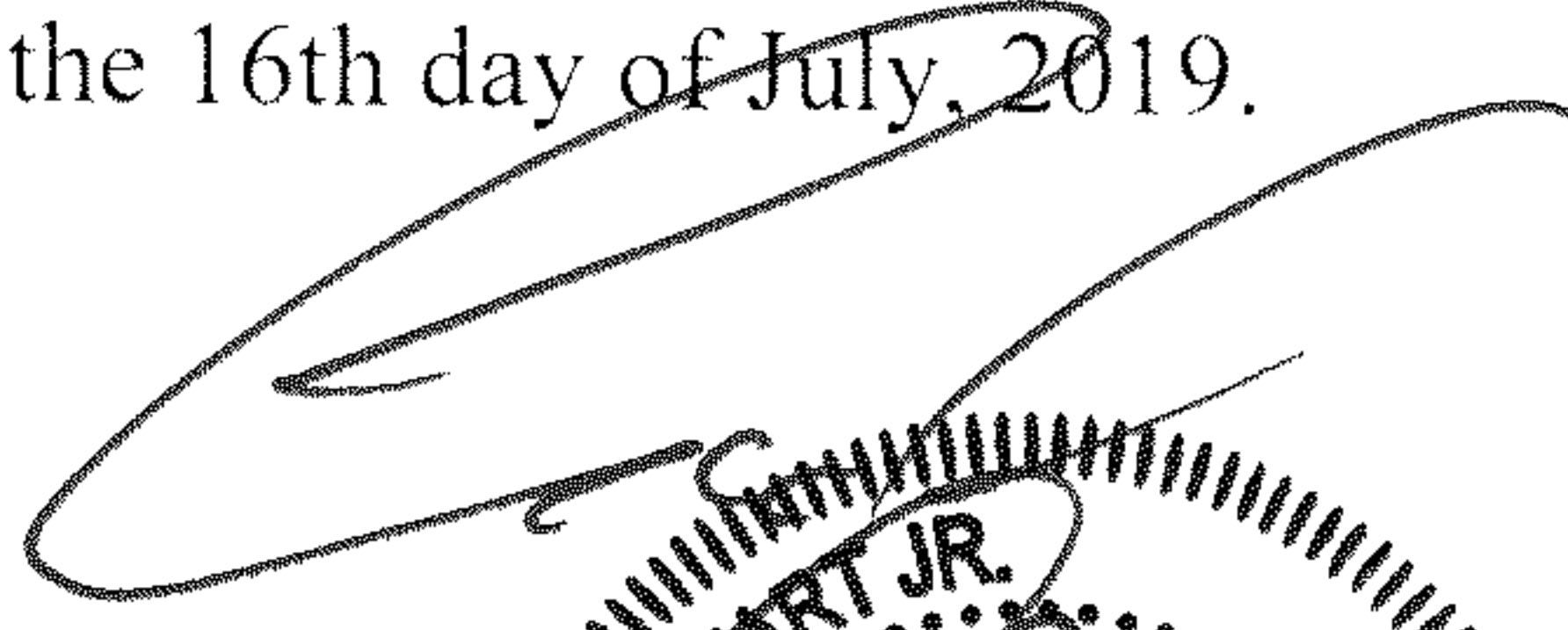
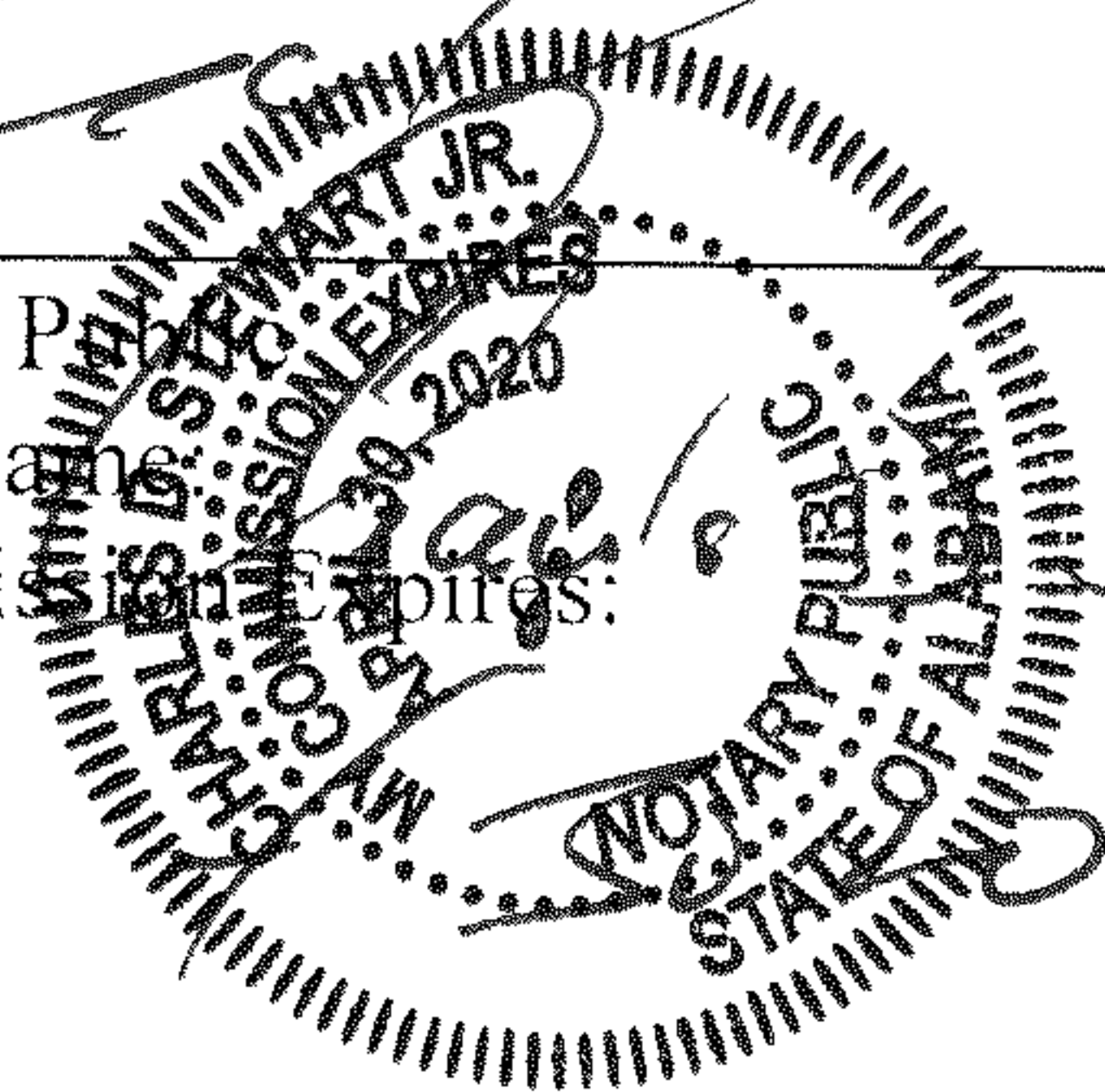

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 16th day of July, 2019.

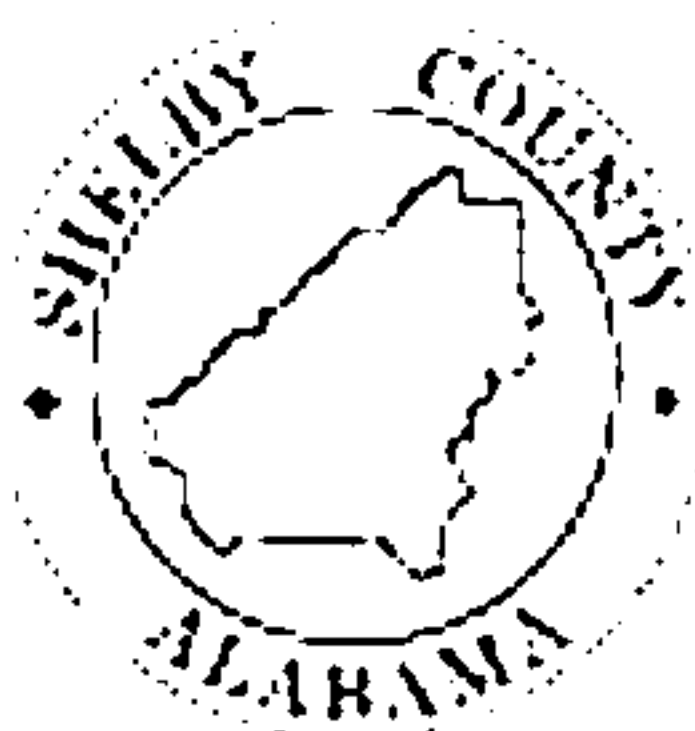
  
ZACHARY B. FELDMAN  
  
BRAGAN FELDMAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ZACHARY B. FELDMAN and BRAGAN FELDMAN 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 16th day of July, 2019.

  
Notary Public  
Print Name: CHARLES D. STEWART JR.  
Commission Expires: 07/30/2020  
Commission Expires:  
  




Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/17/2019 11:11:54 AM  
\$203.00 CATHY  
20190717000255010

