

Send tax notice to:
Heather M. Austin
3077 Riverwood Terrace
Birmingham, AL 35242
BHM1900831

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

STATE OF ALABAMA
Shelby COUNTY

20190729000272360
07/29/2019 03:56:38 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$149,900.00) in hand paid to the undersigned, **Amanda Leigh Godwin, an unmarried woman, whose mailing address is: 913 56th St S, Birmingham, AL 35212** (hereinafter referred to as "Grantor"), by **Heather M. Austin** (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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot H, Block 14, according to the Survey of Riverwood, Fifth Sector, as recorded in Map Book 8, Page 121, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$147,184.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 26th
day of July, 2019

Amanda Leigh Godwin
Amanda Leigh Godwin

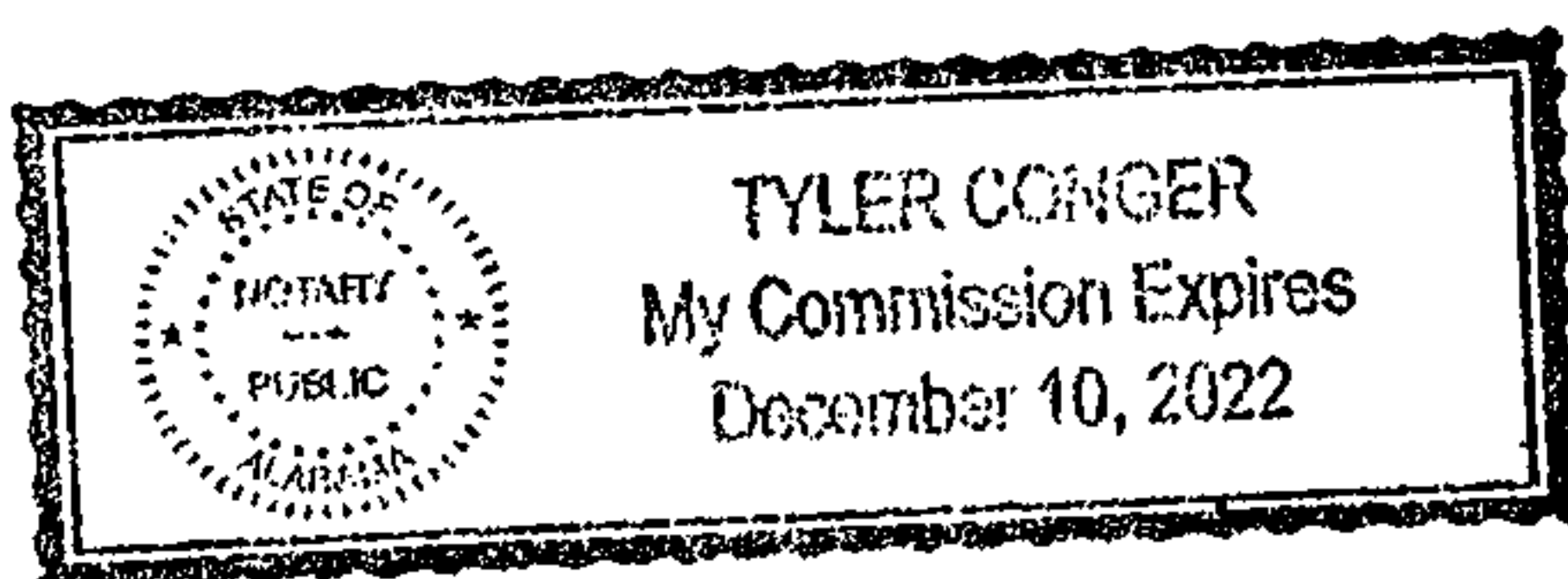
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Leigh Godwin, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 26th day of July, 2019.

(Notary Seal)

Tyler M Conger
Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2019 03:56:38 PM
\$21.00 CHARITY
20190729000272360

Allie S. Bayl