

Send tax notice to:

Fulton F. Hunt and Candy L. Stegall Hunt
630 Emerald Trace
Chelsea, AL 35043
BHM1900809

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20190729000272500
07/29/2019 04:08:29 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **John R. Waters and Sunyi Waters**, husband and wife, whose mailing address is 1388 Highland Lakes Trail Birmingham AL 35242 (hereinafter referred to as "Grantors"), by **Fulton F. Hunt and Candy L. Stegall Hunt**, whose mailing address is 630 Emerald Trace, Chelsea, AL 35043, (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, the address of which is **630 Emerald Trace, Chelsea, AL 35043**, to-wit:

Lot 20A, according to a Resurvey of Lots 8 thru 22 of Emerald Parc, Phase II and Lots 33 thru 37 of Emerald Parc, as recorded in Map Book 32, Page 138, 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.

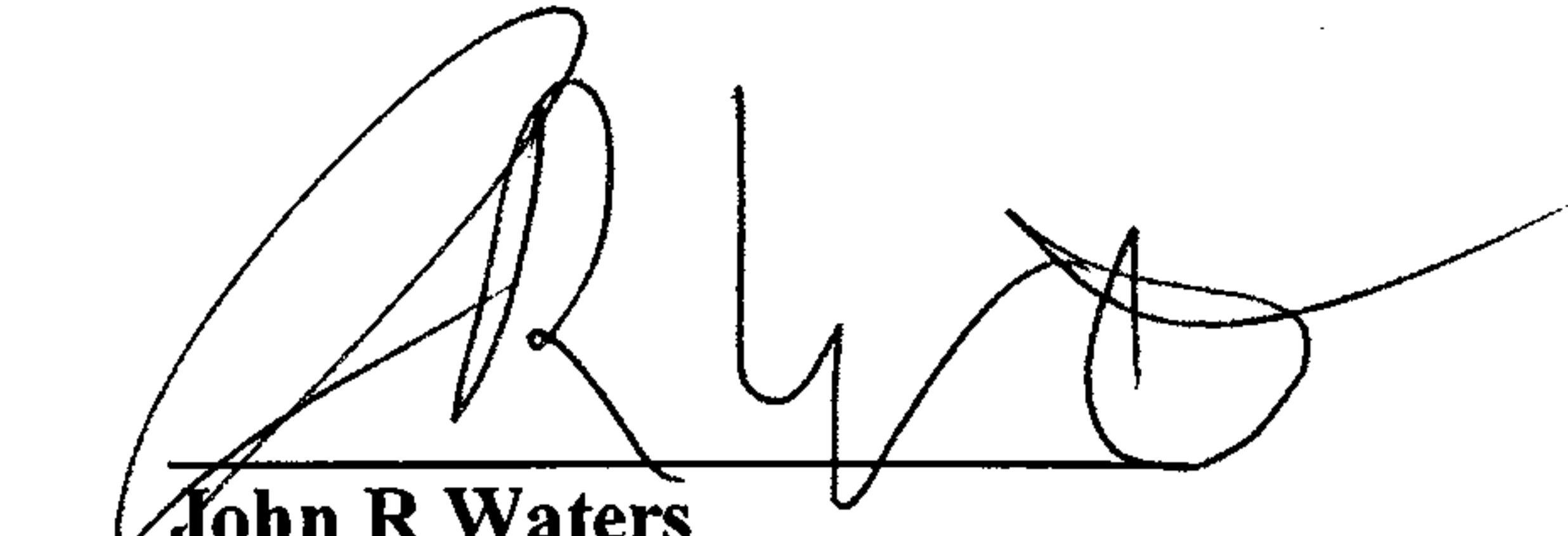
MINING AND MINERAL RIGHTS EXCEPTED.

\$335,725.00 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, John R. Waters and Sunyi Waters, have hereunto set their signatures and seals on July 26, 2019.


John R Waters

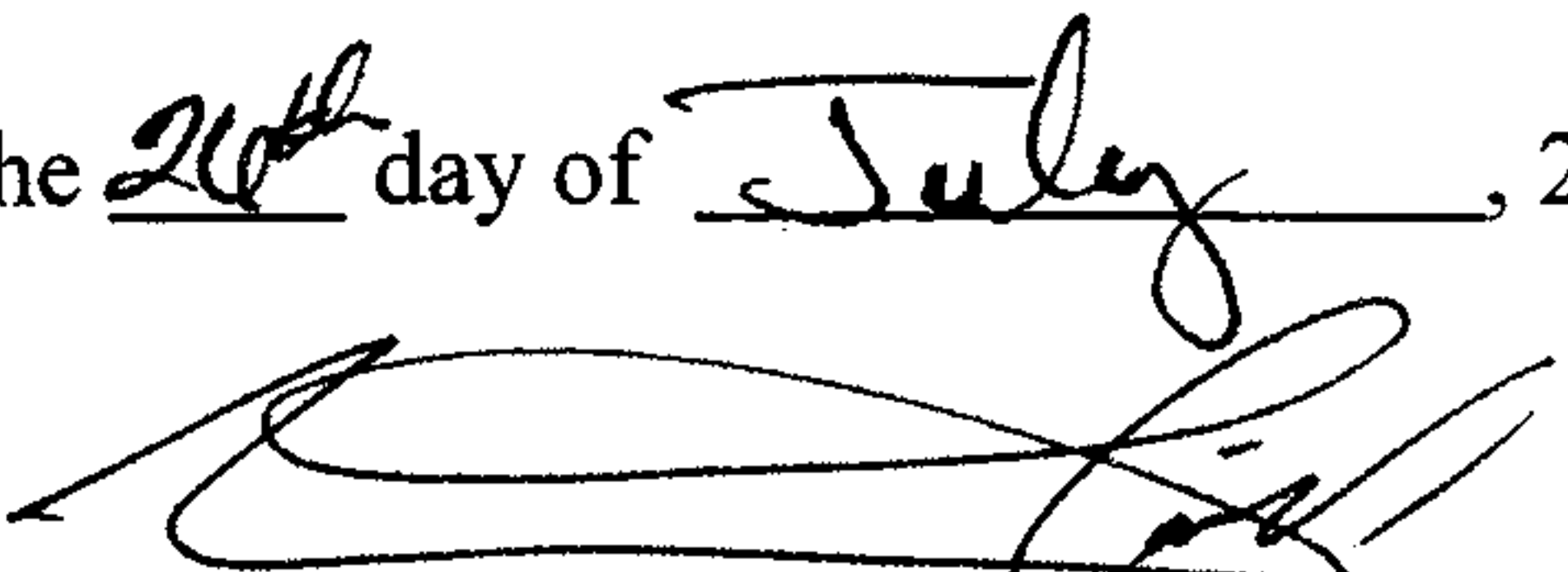

Sunyi Waters

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John R Waters and Sunyi Waters**, 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 26th day of July, 2019.




Notary Public
Print Name: Matthew T Kidd
Commission Expires: 9/12/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2019 04:08:29 PM
\$19.00 CHARITY
20190729000272500

Allie S. Bayl