

Send tax notice to:
RYAN A. CARROLL
328 OHARA DRIVE
COLUMBIANA, AL, 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019453

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Twenty-Eight Thousand and 00/100 Dollars (\$728,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **STEVEN E. HAUPT and SARA L. HAUPT, husband and wife,** whose mailing address is: 7432 Dover Hills Dr. Wake Forest NC 27587 (hereinafter referred to as "Grantors") by **RYAN A. CARROLL and NICOLE W. CARROLL** whose property address is: **328 OHARA DRIVE, COLUMBIANA, AL, 35051** 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 5, according to the Amended Plat of Resurvey of Lots 4 and 5, O'Hara Subdivision, a private Residential Subdivision, as recorded in Map Book 41, Page 100 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the right to use the easement running from Tara Drive through O'Hara Subdivision as depicted on the plat of said O'Hara Subdivision.

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. Articles of Incorporation of O'Hara Owner's Association, Inc. as recorded in Instrument No. 20080108000009400, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20050727000376150. Amendment to the Declaration of Protective Covenants as recorded in Instrument No. 20080108000009410, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company as recorded in Instrument No. 20060201000050860, in the Probate Office of Shelby County, Alabama.
5. Notes as set out per Map Book 35, Page 77, Map Book 37, Page 140 and Map Book 41, Page 100, in the Probate Office of Shelby County, Alabama.
6. Pipeline easement along Southeast lot line as shown on Map Book 41, Page 100, in the Probate Office of Shelby County, Alabama.
7. 30 foot ingress, egress and utility easement along Westerly lot line as shown on Map Book 35, Page 77; Map Book 37, Page 140 and Map Book 41, Page 100, in the Probate Office of Shelby County, Alabama.

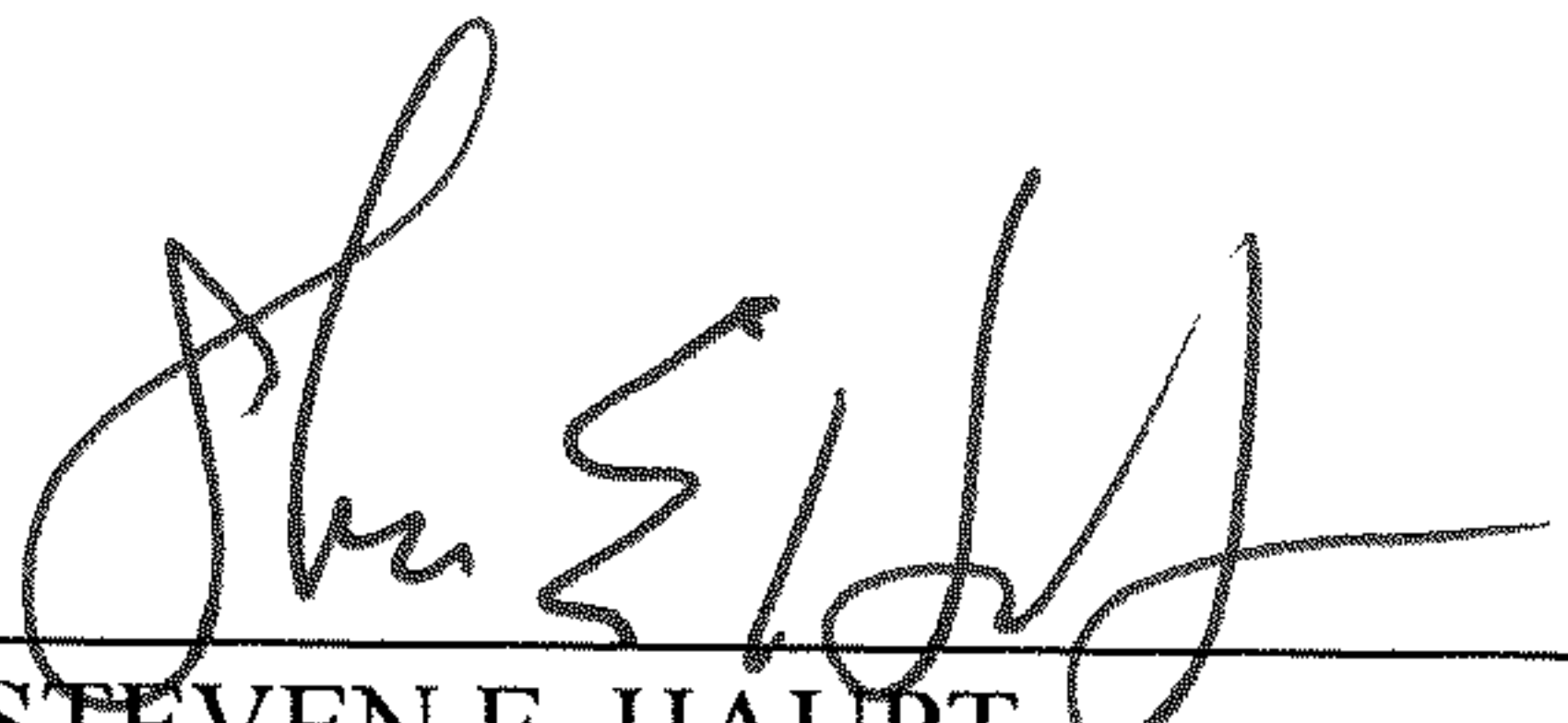
8. Restrictions as set out on recorded plat.
9. Rights of others to use the easement as set out in Map Book 35, Page 77; Map Book 37, Page 140 and Map Book 41, Page 100, in the Probate Office of Shelby County, Alabama.

\$655,200.00 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 Grantors, have hereunto set his/her hand and seal this the 29th day of July, 2019.

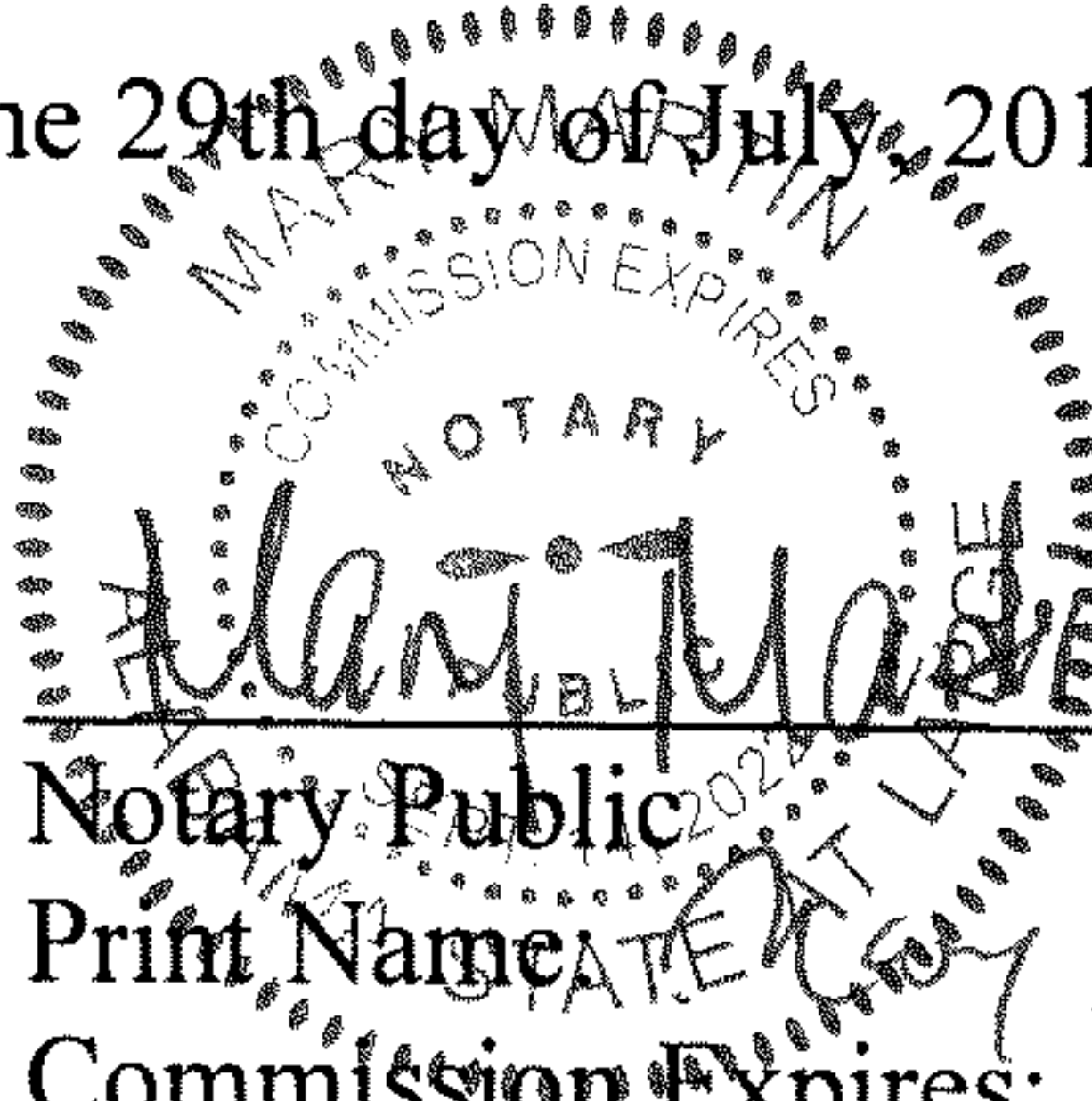

STEVEN E. HAUPT


SARA L. HAUPT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN E. HAUPT and SARA L. HAUPT 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 29th day of July, 2019.


Mary Martin
Notary Public
Print Name: Mary Martin
Commission Expires: 9-14-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2019 01:02:30 PM
\$91.00 CHARITY
20190801000276570

