

Send tax notice to:
GERALD BURNETT
1055 LEGACY DRIVE
BIRMINGHAM, AL, 35242

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

2019464

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Nine Thousand and 00/100 Dollars (\$709,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **KATHLEEN M. TOROK and RAYMOND TOROK, wife and husband** whose mailing address is: 19 MAOLEWOOD, PLYMOUTH, MA 07350 (hereinafter referred to as "Grantors") by **GERALD BURNETT and KIMBERLY DIANNE BURNETT** whose property address is: 1055 LEGACY DRIVE, BIRMINGHAM, AL, 35242 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 119, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A, B, & C, 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. Easement(s), building line(s) and restrictions(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 2000-12771, Inst. No. 1999-50982, Inst. No. 1999-50995, Inst. No. 1999-12252, Inst. No. 200006-5078 and Inst. No. 2000-4410.
4. Right of way granted to Birmingham Water Works recorded in Inst. No. 9908-6040.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 243, Page 828.
6. Right of way granted to Alabama Power Company recorded in Real 133, Page 551, Volume 246, Page 848 and Real 142, Page 188.
7. Right of way as set forth in Inst. No. 1999-50996.

\$309,000.00 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 31 day of July, 2019.

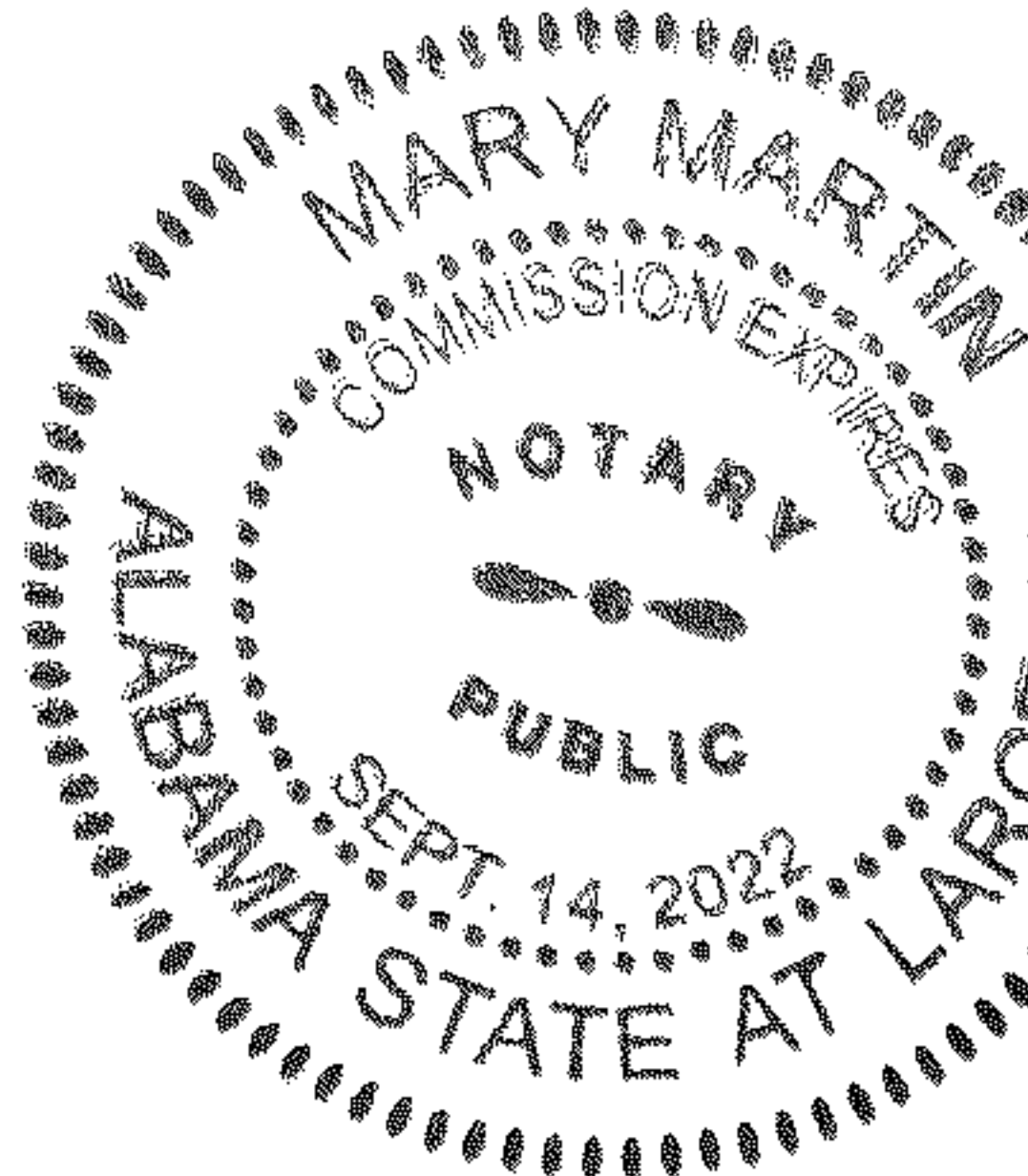
Kathleen M. Torok
KATHLEEN M. TOROK

Raymond Torok
RAYMOND TOROK

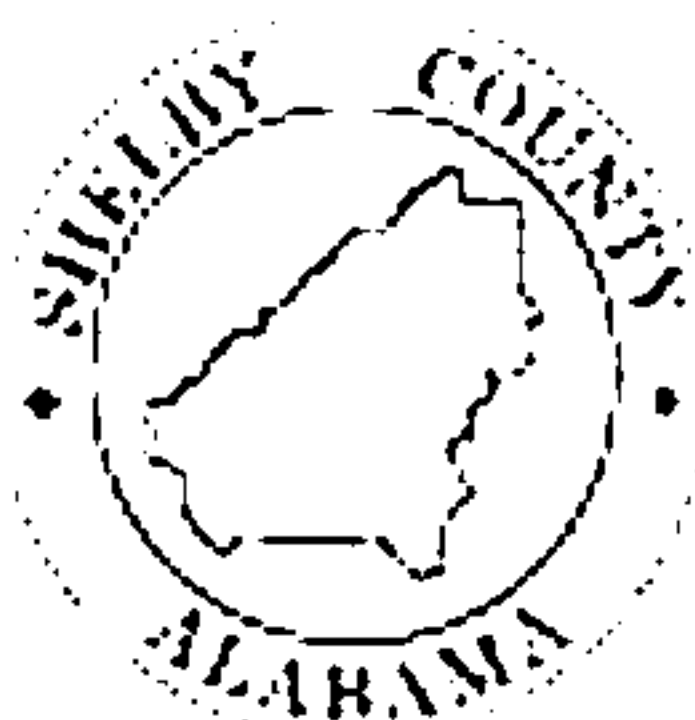
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHLEEN M. TOROK and RAYMOND TOROK 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 31 day of July, 2019.



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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2019 08:51:28 AM
\$418.00 CATHY
20190806000281020

Allen S. Bayl