

Send tax notice to:
MARK ALLEN SLY
4127 PARK CROSSINGS DRIVE
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

2019462

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Eight Thousand and 00/100 Dollars (\$338,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **IVEY MCKENZIE LEE and CASSIE ROSE LEE, husband and wife**, whose mailing address is: 407 S Park Avenue, Sedalino, MO 65301 (hereinafter referred to as "Grantors") by **MARK ALLEN SLY and CHRISTIANA HOPE SLY and LINDA MARLENE SLY** whose property address is: 4127 PARK CROSSINGS DRIVE, 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 1412, Chelsea Park 14th Sector Park Crossings, as recorded in Map Book 47, Pages 96A and 96B, in the Office of Probate in Shelby County, Alabama.

SUBJECT TO:

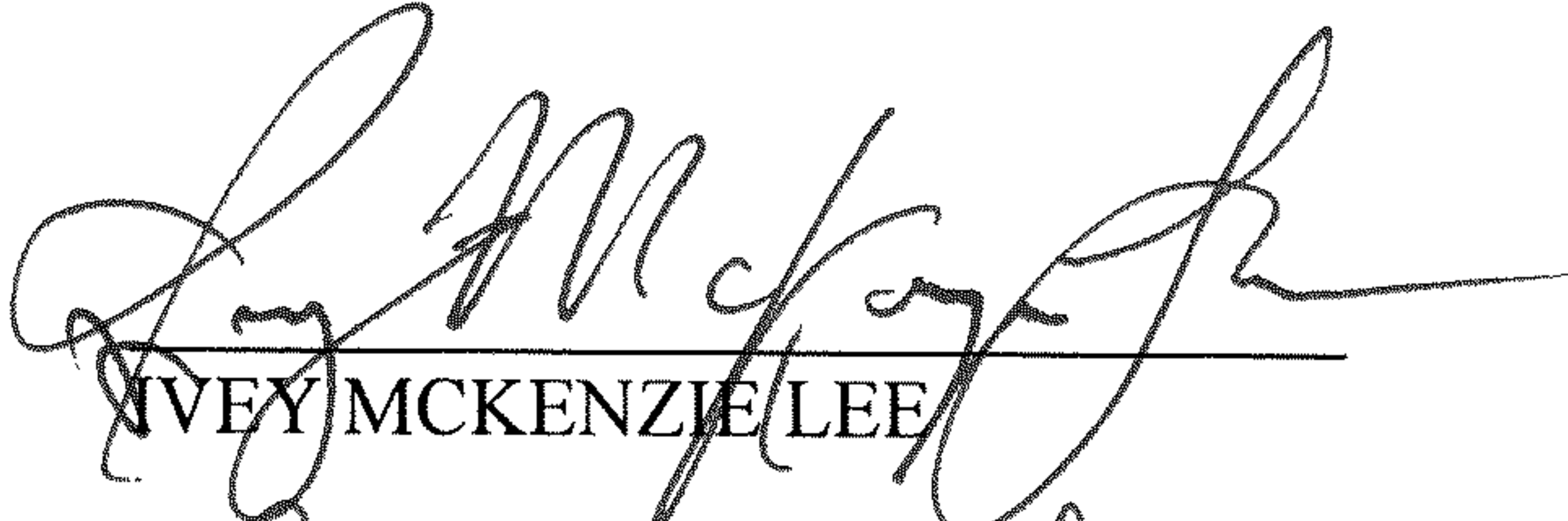

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Covenants and restrictions as recorded in Instrument #20041015000566950 and Instrument #20061229000634370 amended in Instrument #20151230000442850 and Instrument #20170728000271000.
3. Easements and building lines as shown on recorded map.
4. Restrictions as set out on recorded plat.
5. Less and except any portion of subject property lying within a road right of way.

\$304,200.00 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.

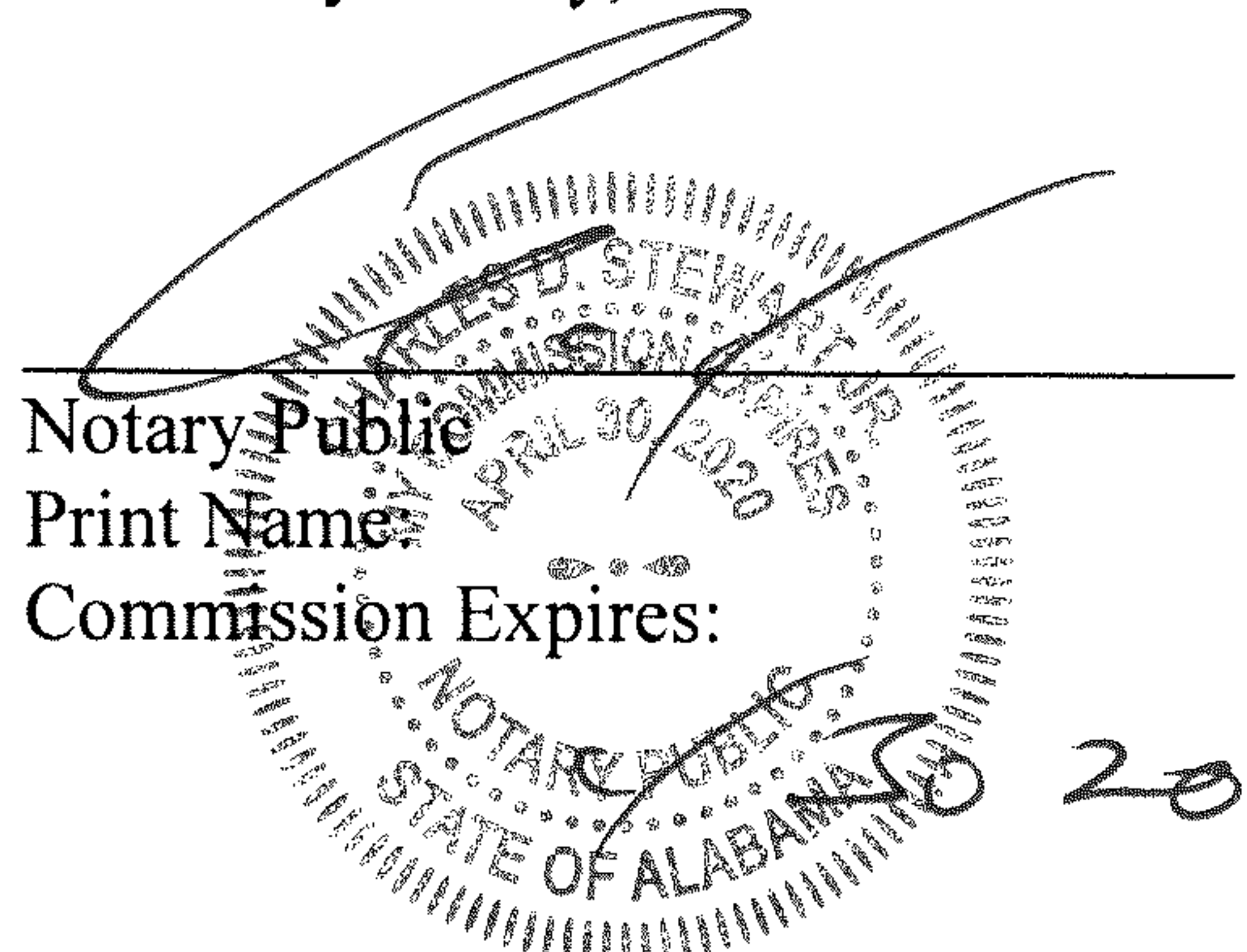
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of July, 2019.

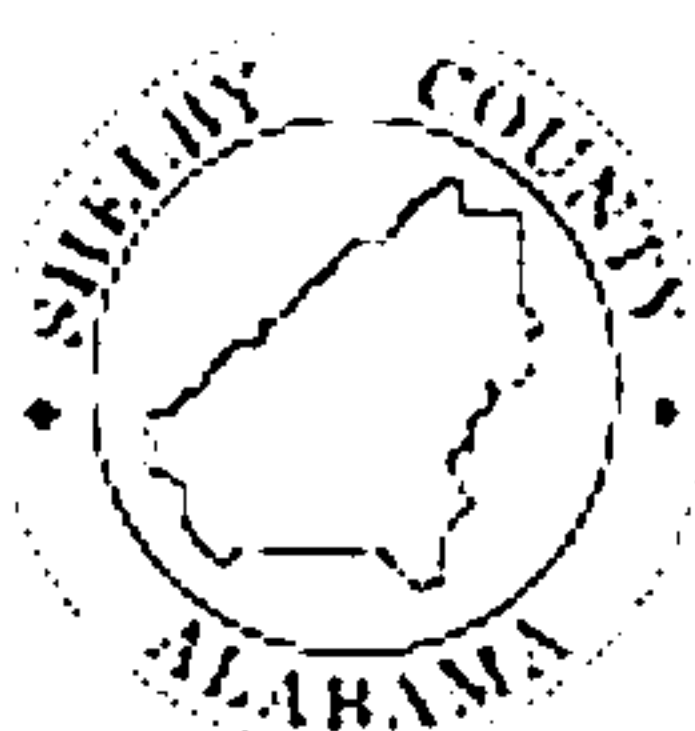

IVEY MCKENZIE LEE

CASSIE ROSE LEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that IVEY MCKENZIE LEE and CASSIE ROSE LEE 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: CHARLES D. STEWART
Commission Expires: APRIL 30, 2020
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2019 08:58:11 AM
\$53.00 CATHY
20190806000281070

