

20190823000310010
08/23/2019 09:14:04 AM
DEEDS 1/2

Send tax notice to:
MICHAEL BARNETT
AMY BARNETT
106 HIGHVIEW COVE
PELHAM, AL 35124
PLC1900185

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Nine Thousand and 00/100 Dollars (\$149,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Mark C. Volz and wife, Anna K. Volz whose mailing address is: 144 Eagle Cove Drive, Pelham, AL 35124, (hereinafter referred to as "Grantors"), by Christopher Michael Barnett and Amy Barnett whose mailing address is: 106 Highview Cove, Pelham, AL 35124, (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 property address of which is: 106 Highview Cove, Pelham, AL 35124, to-wit:

LOT 188, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE PHASE 7, AS RECORDED IN MAP BOOK 31, PAGE 39, 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.

\$146,301.00 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, Grantor, Anna K. Volz, has hereunto set her signature and seal on this 19 day of August, 2019.

Anna K. Volz
ANNA K. VOLZ

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anna K. Volz, 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 19th day of August, 2019.

Shelby Cherry
Notary Public
Commission Expires: 07/07/20

(NOTARIAL SEAL)

IN WITNESS WHEREOF, Grantor, Mark C. Volz, has hereunto set his signature and seal on this 20th day of August, 2019.

Mark C. Volz
MARK C. VOLZ

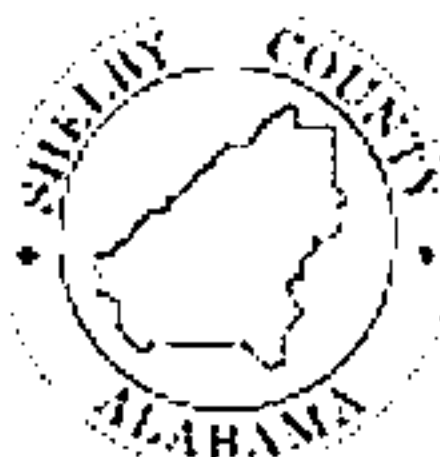
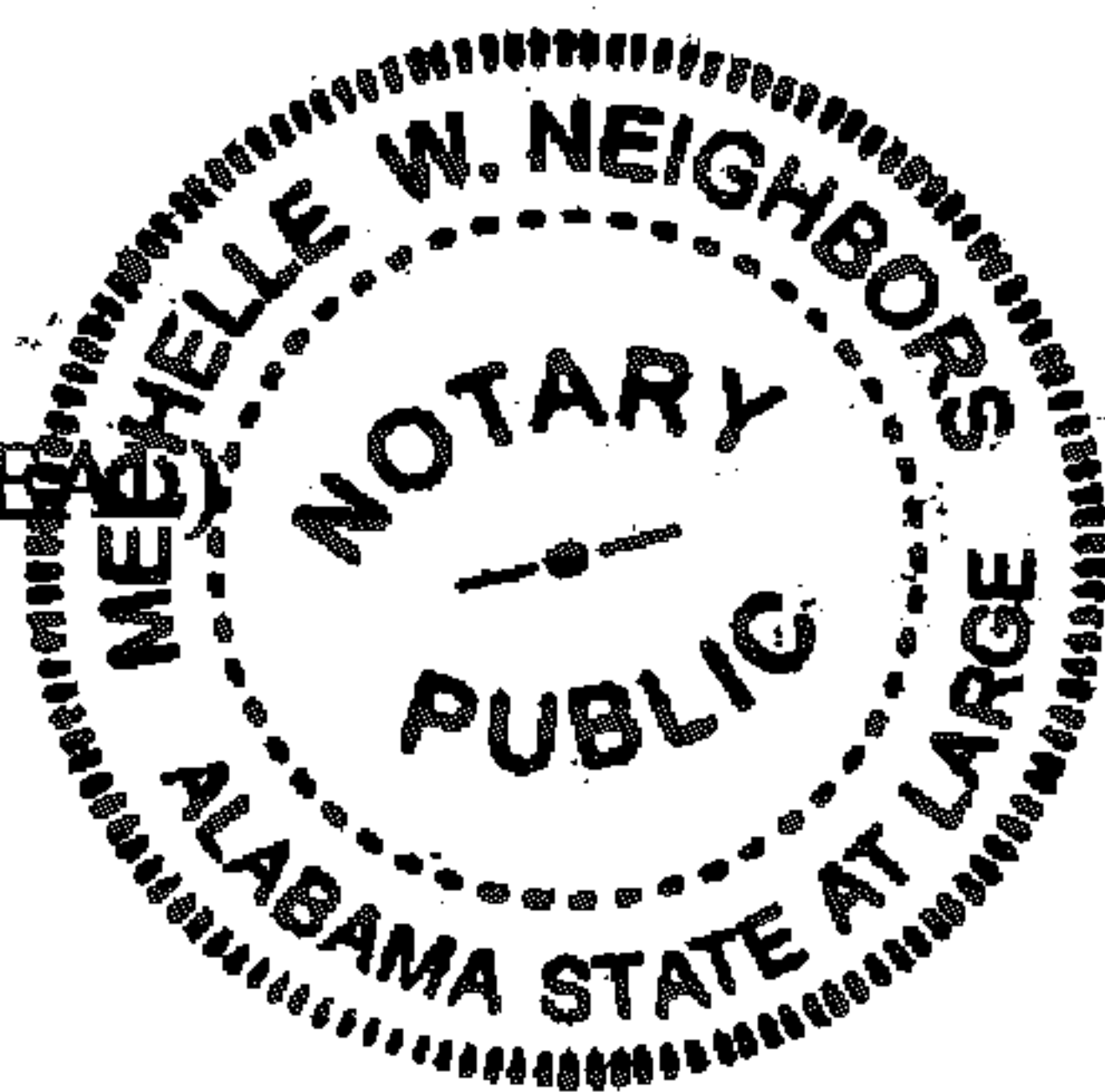
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark C. Volz, 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 20th day of August, 2019.

Melvin
Notary Public
Commission Expires: 3/4/2023

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2019 09:14:04 AM
\$21.00 CHERRY
20190823000310010

Allen S. Byrd