

Send tax notice to:
RHONDA BLEVINS
227 COALES BRANCH LANE
PELHAM, AL, 35124

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

2019514 **20190827000315420**
08/27/2019 03:01:10 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Nine Thousand Five Hundred and 00/100 Dollars (\$139,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **EUGENE P. BYARS, A MARRIED MAN** whose mailing address is: 796 Mayapple Court Hoover AL 35244 (hereinafter referred to as "Grantors") by **RHONDA BLEVINS** whose property address is: **227 COALES BRANCH LANE, PELHAM, AL, 35124** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Second Sector of Hidden Creek II, as recorded in Map Book 25, Page 34, 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 restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1998-3074; 2000-41083; 1998-23229; 1999-01568 and 2000-08567
5. Easement to Plantation Pipe Lines as recorded in Inst. No. 1998-03077; 2001-42541 and 2007-78420.

\$139,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor, nor that of his spouse

(There is an unrecorded, survivorship deed dated 10/23/14 showing the grantees as Eugene P. Byars and Kristen Elizabeth Byars. Kristen Elizabeth Byars died on 3/28/19.)

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 23rd day of August, 2019.

Eugene P. Byars
EUGENE P. BYARS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EUGENE P. BYARS 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 23rd day of August, 2019.

Notary Public
Print Name: *Alvin S. Beyl*
Commission Expires: *4 30 20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2019 03:01:10 PM
\$19.00 CHARITY
20190827000315420

Alvin S. Beyl