

Send tax notice to:
DANA E STOCKLI
5291 RIVERBEND TRAIL
HOOVER, AL, 35244

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

2019546

20190829000318530
08/29/2019 12:14:28 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Five Thousand and 00/100 Dollars (\$535,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **SARA WALKER KOZIOL, A SINGLE INDIVIDUAL** whose mailing address is: 812 Heatherwood Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by **DANA E STOCKLI** whose property address is: **5291 RIVERBEND TRAIL, HOOVER, AL, 35244** 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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. Title to all mineral and mining rights, rights incident thereto including release of damages recorded in Real Volume 229, Page 722.
3. Restrictions, conditions and limitation as set forth in Map Book 13, Page 68
4. Easement for ingress and egress as set forth on records plat
5. Building set backlines and easements as shown by record plat
6. Right of way in favor of Alabama Power Company recorded in Real Volume 276, Page 333.

\$0.00 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.

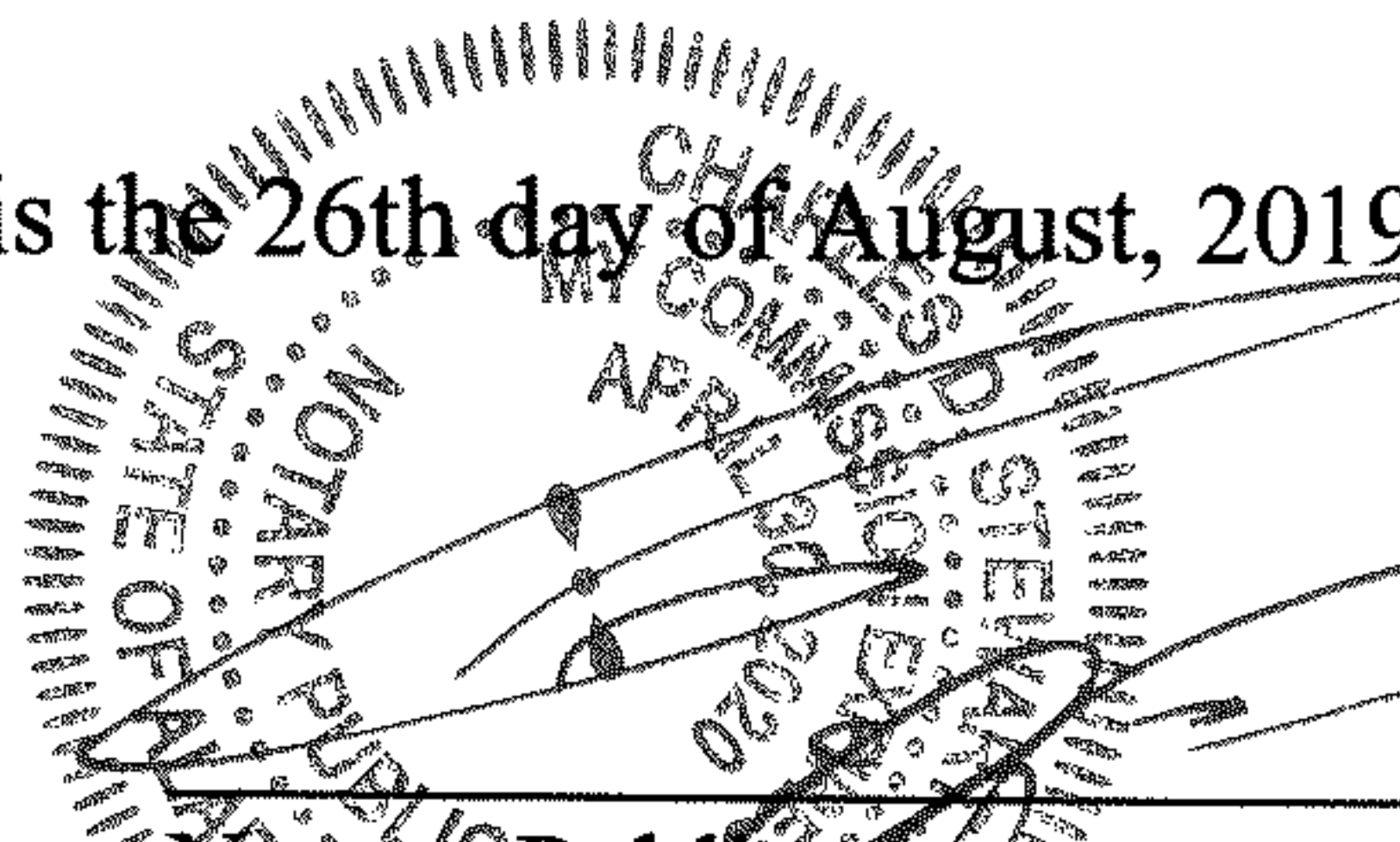
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of August, 2019.


SARA WALKER KOZIOL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SARA WALKER KOZIOL 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 August, 2019.


Notary Public
Print Name: 
Commission Expires: 

Legal Description:

EXHIBIT "A"

Lot 2 of Riverbend Trail Estates, as recorded in Map Book 13, page 68, in the Office of the Judge of Probate of Shelby County, Alabama, as being situated in a part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 17; thence North 00 degrees 19 minutes 28 seconds West along the East line of said 1/4-1/4 section a distance of 73.00 feet; thence run North 25 degrees 25 minutes 37 seconds West for a distance of 513.86 feet; thence run North 46 degrees 16 minutes 57 seconds West a distance of 211.45 feet; thence run North 01 degrees 34 minutes 44 seconds West a distance of 156.69 feet to the point on a curve to the right and having a radius of 50.00 feet and a central angle of 27 degrees 02 minutes 35 seconds and an arc length of 23.60 feet; thence run South 80 degrees 02 minutes 55 seconds West along the chord of said curve a distance of 23.38 feet; thence leaving said curve run South 33 degrees 34 minutes 12 seconds West a distance of 305.02 feet; t hence run South 44 degrees 24 minutes 50 seconds East a distance of 814.31 feet to the point of beginning.

Also and together with a non-exclusive ingress and egress:

Commence at the Southwest corner of Lot 116 of Sandpiper Trail Subdivision Section II, as recorded in Map Book 12, page 45, in the Probate Office of Shelby County, Alabama; run thence North 43 degrees 29 minutes 48 seconds West a distance of 25.45 feet to the centerline of a 50.00 foot right of way, said right of way being Riverbend Trail, said point being the point of beginning, said point being on a curve to the right and having a central angle of 9 degrees 08 minutes 20 seconds and a radius of 379.50 feet; thence run Southwesterly along said curve an arc distance of 60.53 feet to the radius of a 50.00 foot cul de sac; said point being the point of ending.

All being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2019 12:14:28 PM
\$556.00 CHERRY
20190829000318530

Allen S. Bayl