

Send tax notice to:
SARA WALKER KOZIOL
812 HEATHERWOOD CIRCLE
BIRMINGHAM, 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

2019570

20190829000318580
08/29/2019 12:24:12 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WILLIAM B LOLLAR and MARY ANN LOLLAR, HUSBAND AND WIFE** whose mailing address is: 1036 Danberry Lane, Birmingham, AL 35244 (hereinafter referred to as "Grantors") by **SARA WALKER KOZIOL** whose property address is: **812 HEATHERWOOD CIRCLE, BIRMINGHAM, 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:

Lot 9-A, according to a resurvey of Lots 9, 10 and 12 of Heatherwood 1st Sector, as recorded in Map Book 9, Page 2, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

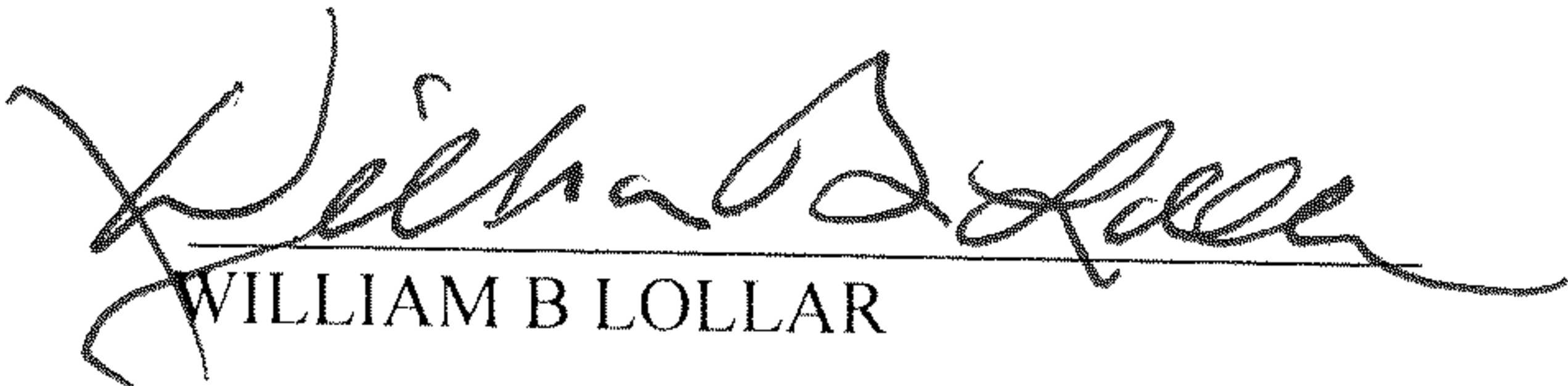
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
3. Covenants, restrictions and easements as recorded in Book 37, Page 537 and amended in Real Book 70, Page 173 and Real Book 70, Page 175 and 1st amendment recorded in Instrument# 1998-23623 and also amended in Instrument#2000-30916.
4. Right of way granted to Alabama Power Company recorded in Book 318, Page 16.
5. Agreement with Alabama Power Company relating to underground residential distribution systems as recorded in Book 39, Page 981.
6. Agreement with Alabama Power Company relating to electrical facilities as recorded in Book 39, Page 980.
7. Articles of Incorporation of Heatherwood Homeowners Association, Inc. recorded in Book 30, Page 842 with First Amendment Instrument# 20100204000035150; Amended By-Laws of Heatherwood Homeowners Association recorded in Instrument# 20050329000142990 with amended and Restated By-Laws recorded in Instrument# 20100615000189460 and Instrument# 20110721000212980 and Declaration of Protective Covenants for Heatherwood Homeowners Association, Inc. recorded in Instrument# 20030411000221760 and re-recorded in Instrument# 20070111000016540 with additional signatures filed in Instrument# 20050104000002410 and Instrument# 20070403000151280; First Amendment recorded in Instrument# 20100204000035140; re-recorded in Instrument# 20100615000189470, also amended in Instrument# 20180417000128750 and Instrument# 20190711000247930.

\$246,500.00 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.

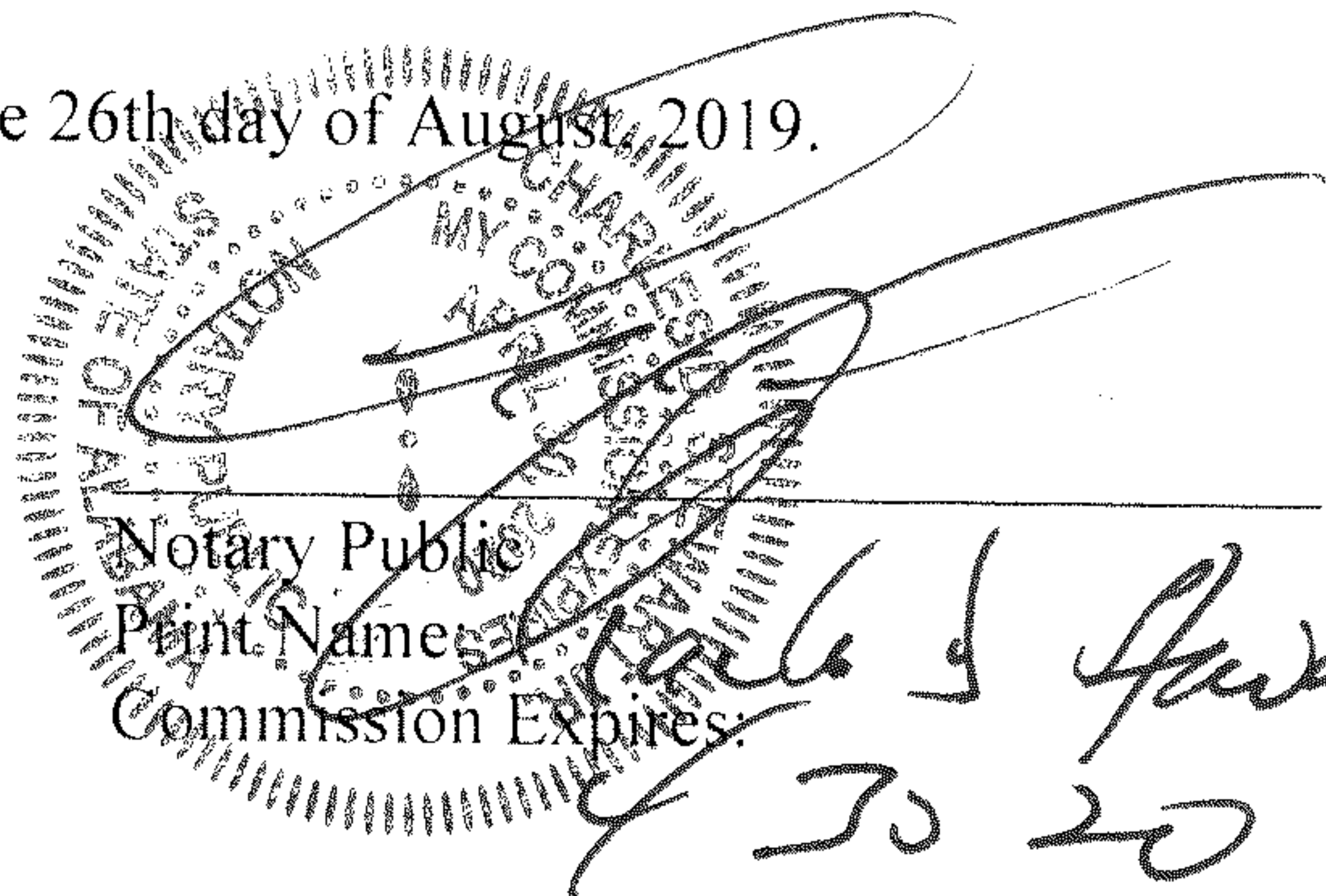

WILLIAM B LOLLAR

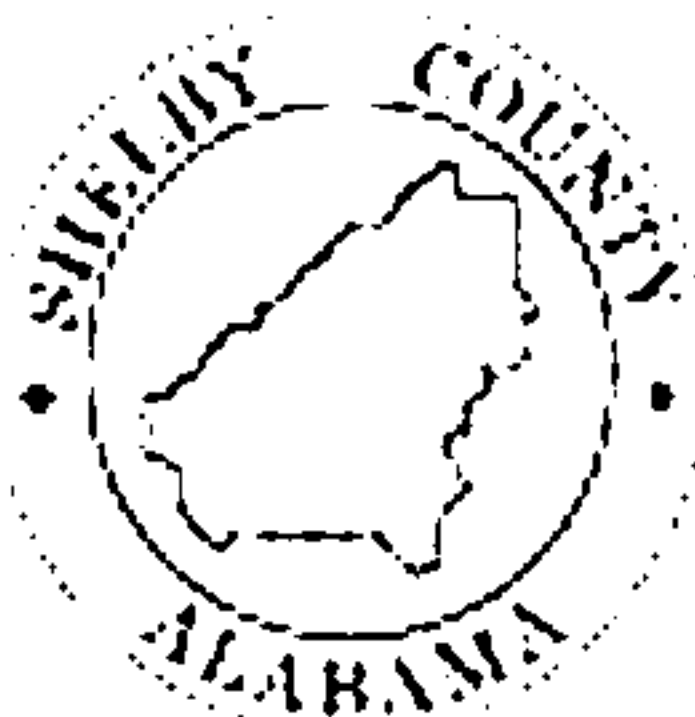

MARY ANN LOLLAR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM B LOLLAR and MARY ANN LOLLAR 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: Charles S. Gault, Jr.
Commission Expires: 4-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2019 12:24:12 PM
\$211.50 CHERRY
20190829000318580

