

Send tax notice to:
Holly Wyatt and Teresa Masters
4008 Forest Lakes Road
Sterrett, AL 35147
BHM1901057

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

State of Alabama
County of Shelby

20190904000326050
09/04/2019 02:29:34 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Nine Thousand Seven Hundred Fifty and 00/100 Dollars (\$159,750.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Sarah Waldrop Muzio and Cody M. Muzio, a married couple whose mailing address is:** 739 Myrick Rd, Decaturville AL 36022 (hereinafter referred to as "Grantors"), by **Holly R. Wyatt and Teresa E. Masters** (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, to-wit:

Lot 517, according to the map and survey of Forest Lakes 10th Sector, as recorded in Map Book 31, Page 25 A and B, 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.

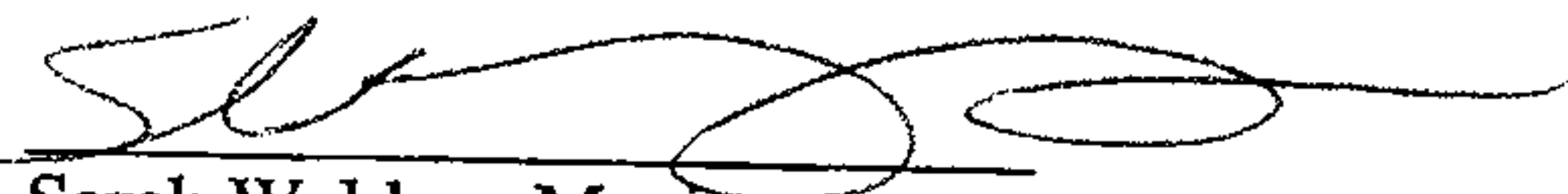
MINING AND MINERAL RIGHTS EXCEPTED.

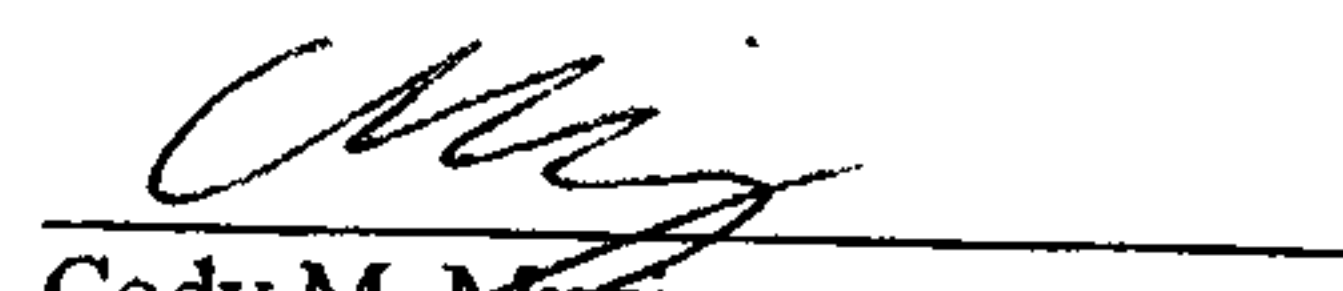
\$156,855.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, Grantors Sarah Waldrop Muzio and Cody M. Muzio have hereunto set their signatures and seals on August 28th 2019.


Sarah Waldrop Muzio



Cody M. Muzio

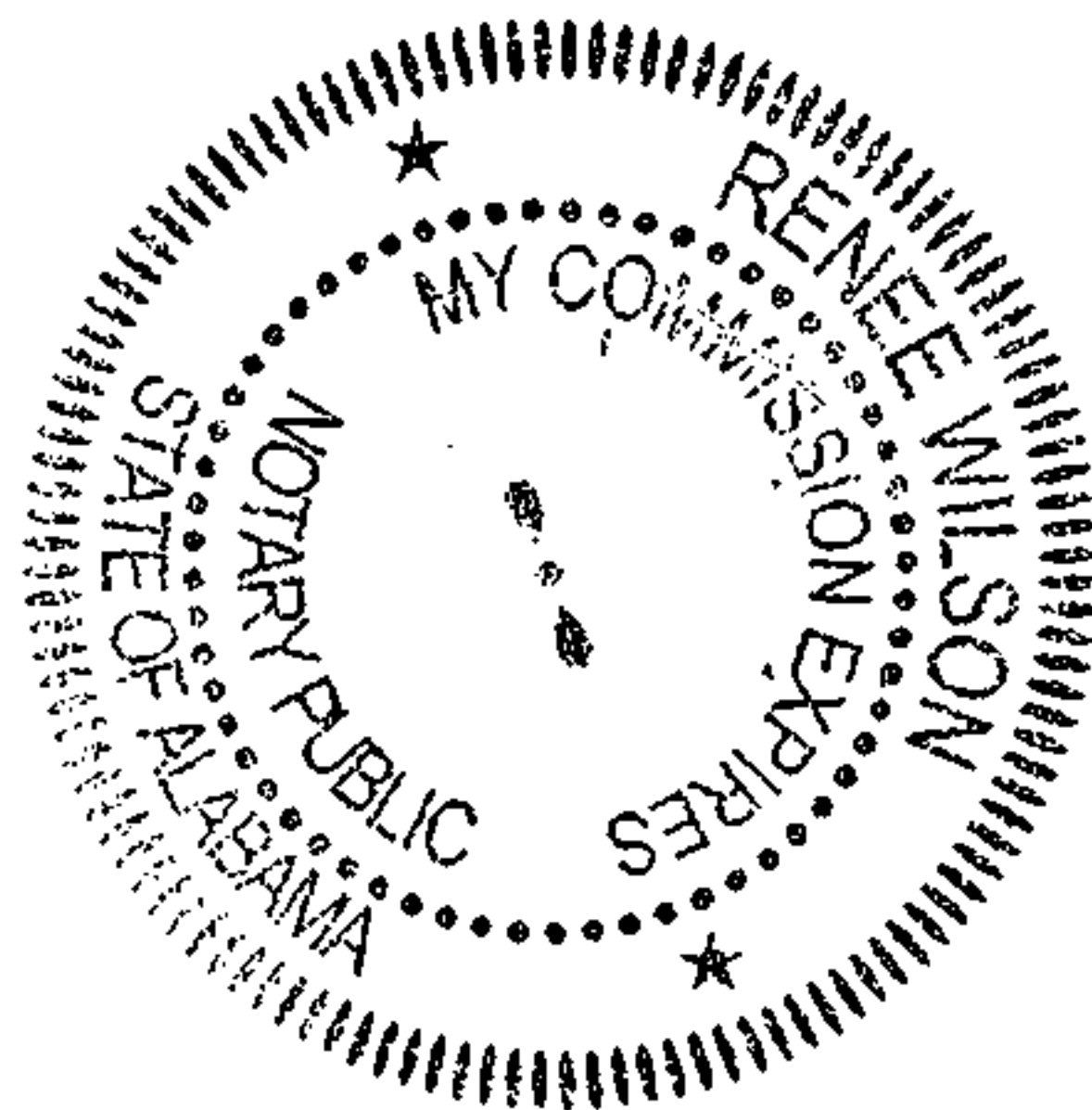
STATE OF ALABAMA
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Waldrop Muzio and Cody M. Muzio, 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 28th day of August 2019

(NOTARIAL SEAL)


Notary Public
Print Name: Renee Wilson
Commission Expires: 7/16/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2019 02:29:34 PM
\$28.00 CHERRY
20190904000326050

