

Send tax notice to:
Bradley Crawford Lovejoy and Ray L. Easterling
177 Stonecreek Pl.
Calera, AL 35040
BLD1900171

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

State of Alabama
County of Shelby

20190909000331610
09/09/2019 03:42:27 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Sixty Four Thousand Nine Hundred and 00/100 Dollars (\$164,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Madolyn Eve Rhea, an unmarried woman**, whose mailing address is PO Box 243002, Montgomery, AL 36124 (hereinafter referred to as "Grantors"), by **Bradley Crawford Lovejoy and Ray L. Easterling** (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 137, according to the Final Plat of Stonecreek, Phase 2, as recorded in Map Book 34, Page 11, 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.

\$161,912.00 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, Madolyn Eve Rhea has hereunto set her signature and seal on September 6, 2019.

Maddyn Eve Rhea
Maddyn Eve Rhea

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maddyn Eve Rhea, 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 6th day of September, 2019.

(NOTARIAL SEAL)



Cynthia Lawler Dudley
Notary Public
Print Name: Cynthia Lawler Dudley
Commission Expires: 7/15/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/09/2019 03:42:27 PM
\$28.00 CHERRY
20190909000331610

Allie S. Beal