

Send tax notice to:
FAITH ANNE KIRUBI-LUCAS
105 KENTWOOD WAY
ALABASTER, AL, 35007

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

2019566

20190910000332190
09/10/2019 10:27:28 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Six Thousand and 00/100 Dollars (\$256,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **TERRY JOE CARTER and ELBONY CARTER, HUSBAND AND WIFE** whose mailing address is: Po Box 1003 Alabaster AL 35007 (hereinafter referred to as "Grantors") by **FAITH ANNE KIRUBI-LUCAS** whose property address is: **105 KENTWOOD WAY, ALABASTER, AL, 35007** 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 31, according to the Survey of Kentwood, as recorded in Map Book 16, Page 109 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

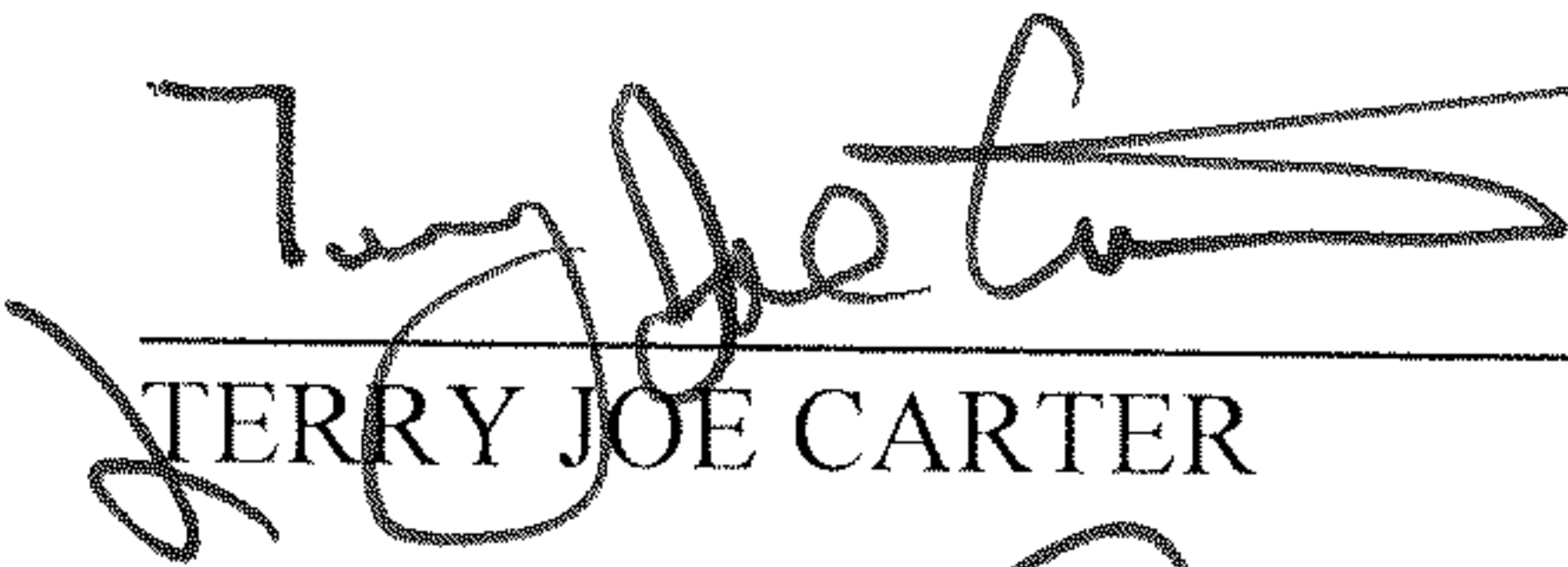
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and 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. Easement to Alabaster Water and Gas Board recorded in Instrument No. 1992-18725 and Instrument No. 1992-4725 in the Probate Records of Shelby County, Alabama.
4. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 1992-22254, Instrument 1992-26650


\$251,363.00 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 30th day of August, 2019.



TERRY JOE CARTER


ELBONY CARTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY JOE CARTER and ELBONY CARTER 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 30th day of August, 2019.


Notary Public
Print Name. 
Commission Expires 





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/10/2019 10:27:28 AM
\$30.00 CHARITY
20190910000332190

