

Send tax notice to:
JULIA K. ADAMS
1944 INDIAN LAKE DR
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

2019598

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Six Thousand Five Hundred and 00/100 Dollars (\$306,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROUND TOO INVESTMENTS, LLC**, whose mailing address is: 120 Bishop Circle Pelham AL 35128 (hereinafter referred to as "Grantor") by **JULIA K. ADAMS** whose property address is: 1944 INDIAN LAKE DR, BIRMINGHAM, AL, 35244 (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Indian Valley Lake Estates 1st Sector, as recorded in Map Book 5, Page 130, in the Probate 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Real Volume 3, Page 717; Misc. Book 4, Page 187; Misc. Book 8, Page 166; Misc. Book 7, Page 98; Misc. Book 16, Page 768; Real Volume 5, Page 815 and Misc. Book 22, Page 589.
5. Right-of-way granted to Alabama Power Company recorded in Volume 282, Page 307.

\$297,305.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, ROUND TOO INVESTMENTS, LLC, by CONNOR FARMER, its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 16th day of September, 2019.

ROUND TOO INVESTMENTS, LLC


BY: CONNOR FARMER
ITS: MEMBER

STATE OF ALABAMA

COUNTY OF SHELBY

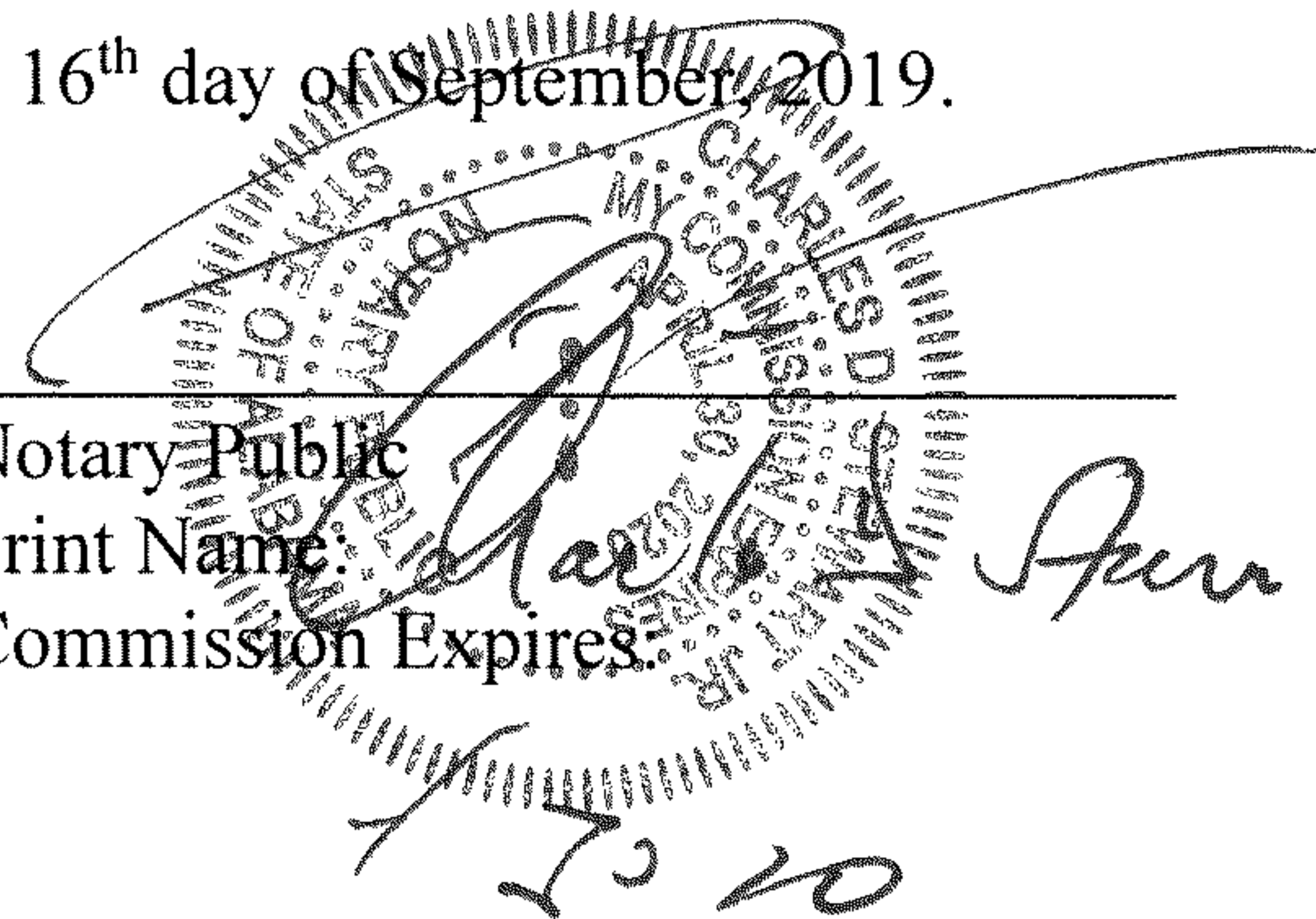
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CONNOR FARMER, whose name as MEMBER OF ROUND TOO INVESTMENTS, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 16th day of September, 2019.

Notary Public

Print Name:

Commission Expires:


Charles D. Cherry
Sept 15
2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2019 12:21:41 PM
\$34.50 CHERRY
20190917000341010

Allen S. Bayl