

20190927000354600
09/27/2019 02:43:22 PM
DEEDS 1/2

Send tax notice to:
Matthew E. Motes
1921 Chandalar Court
Pelham, AL 35124
HOV1900419

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seven Thousand and 00/100 Dollars (\$107,000.00) in hand paid to the undersigned, **Jeremy Blanton, an unmarried man whose mailing address is: 13140 Scott Lane; Madison, AL 35756** (hereinafter referred to as "Grantor"), by **Matthew E. Motes** (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:

Unit "C", Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the most Westerly corner of Lot 3, thence in a Southeasterly direction along the Southwest line of Lot 3, a distance of 65.05 feet, thence 90 degrees left in a Northeasterly direction a distance of 20.0 feet to the point beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C", and "D", and the center line of the wood fence common to Units "B" and "C", thence continue in a Northeasterly direction along the center line of said fence party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the backs of the Units "A", "B", "C", and "D", thence right in a Southeasterly direction along the center line of the last described fence a distance of 18.85 feet to the intersection of the center line of the wood fence common to Units "C" and "D", thence right in a Southwesterly direction along the centerline of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C", and "D", thence right in a Northwesterly direction along the center line of last described fence a distance of 18.90 feet to the point of beginning. Situated in Shelby County, Alabama.

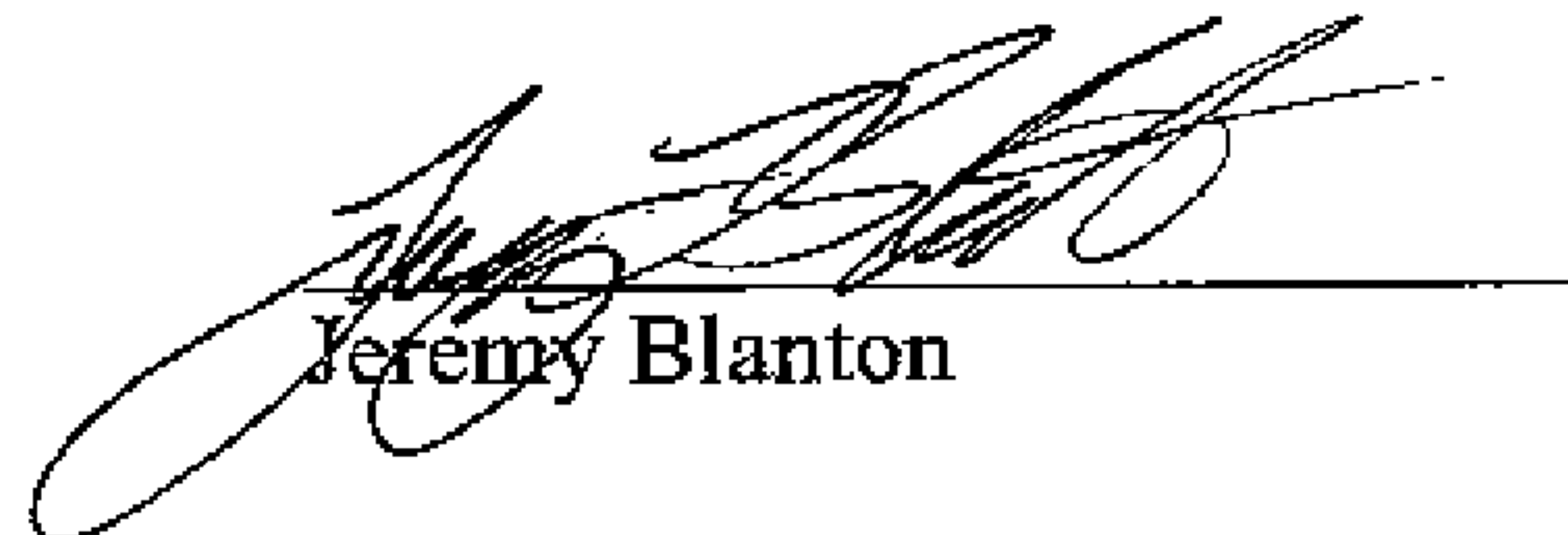
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINERAL AND MINING RIGHTS EXCEPTED.

\$103,790.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 27th day of September, 2019.

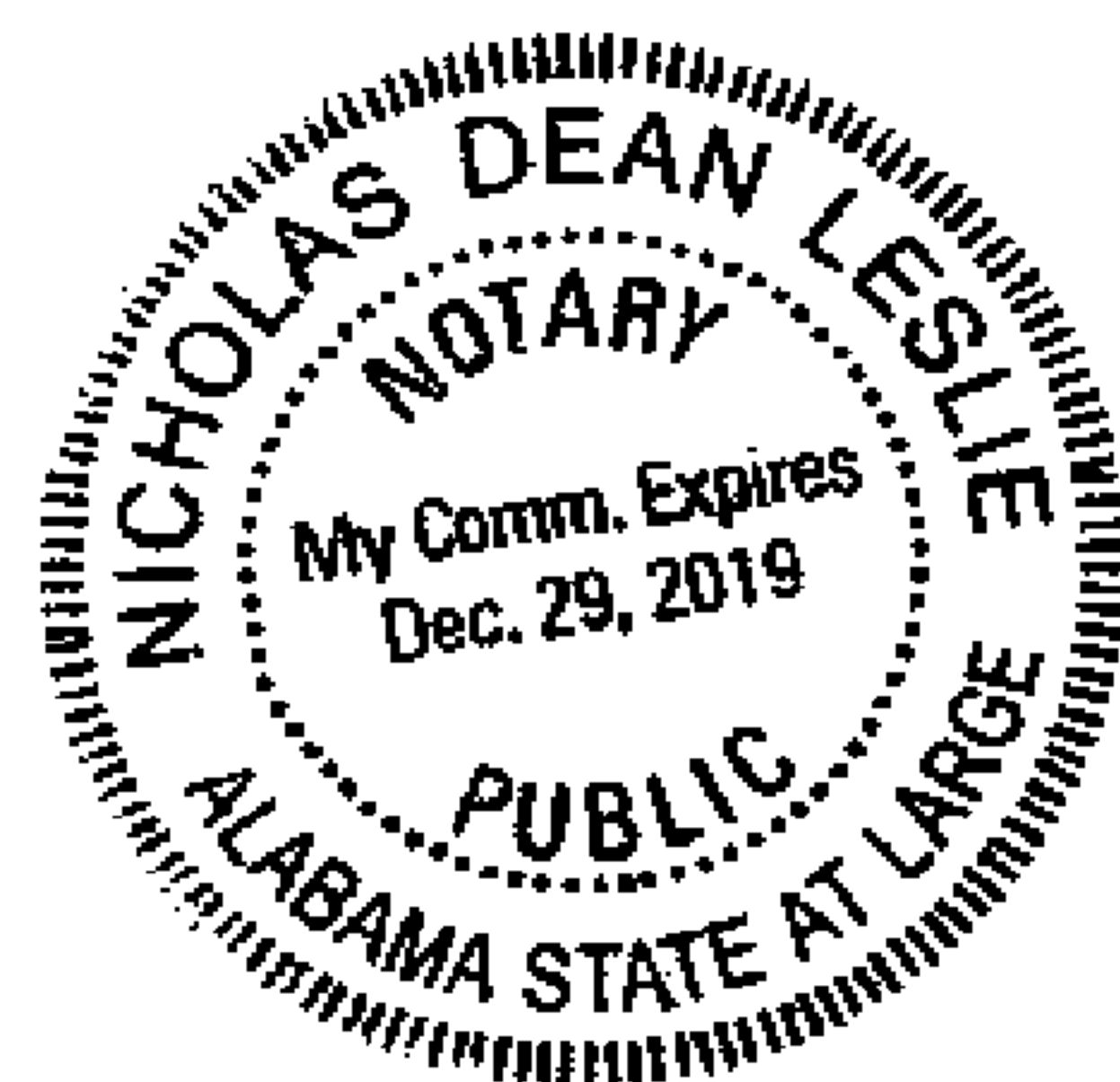

Jeremy Blanton

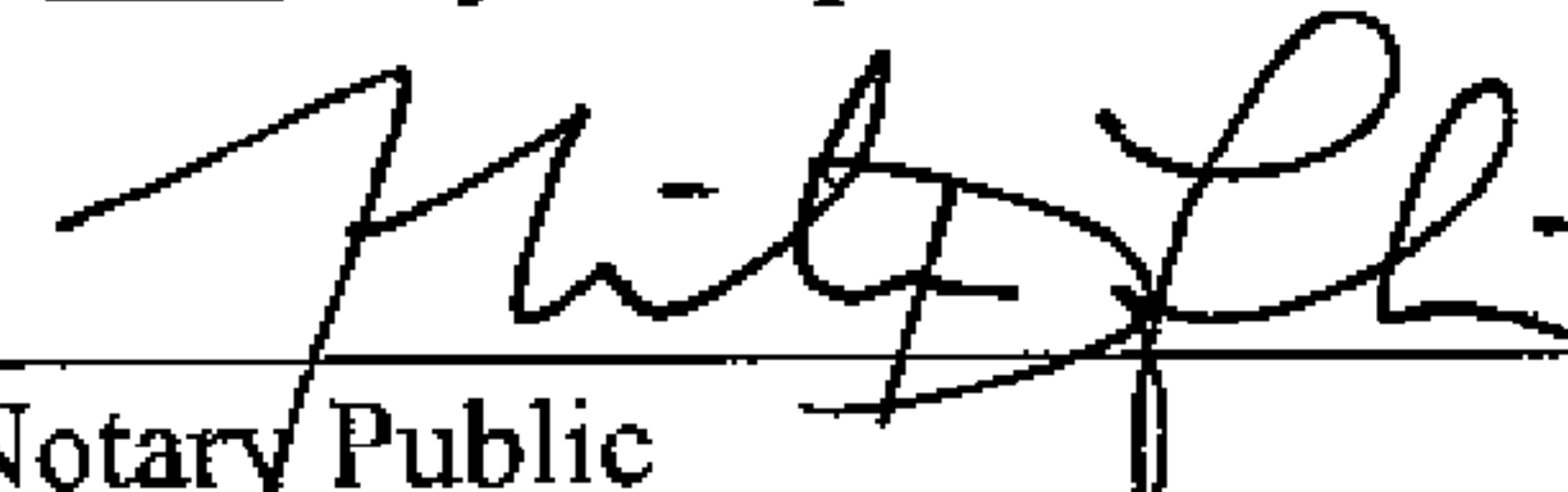
STATE OF ALABAMA
COUNTY OF JEFFERSON

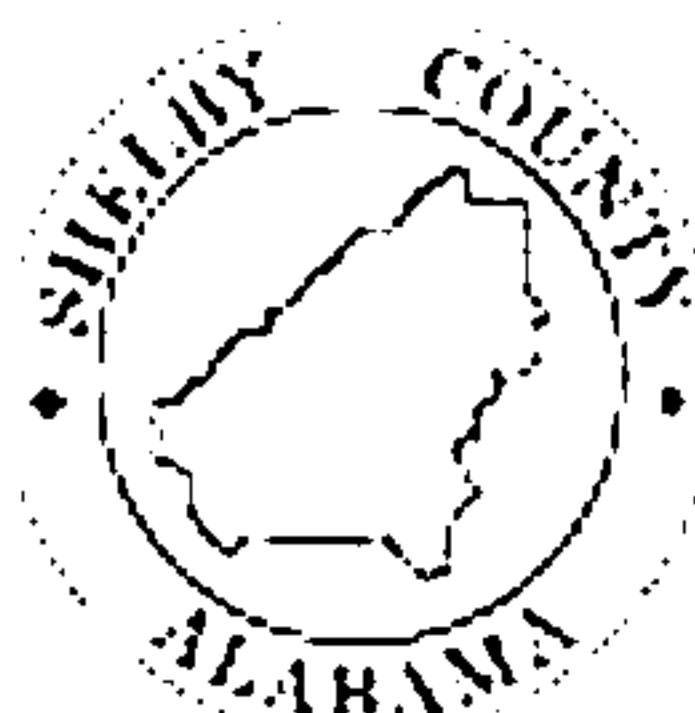
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremy Blanton, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 27th day of September, 2019.

(Notary Seal)




Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2019 02:43:22 PM
\$28.50 CHARITY
20190927000354600

Allen S. Bayl