

Send tax notice to:
Ronald and Diana Duerring
4464 Cahaba River Blvd
Vestavia, AL 35216
BHM1901201

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 Two Hundred Eighty Three Thousand and 00/100 Dollars (\$283,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Debra Santiago, a unmarried woman, whose mailing address is: PO Box 511 Helena AL 35080 (hereinafter referred to as "Grantors"), by **Ronald Edward Duerring and Diana Lynn Duerring** (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 38A, according to the Survey of Bent River Phase IV Resurvey #1, as recorded in Map Book 42, Page 41 A and B, in the Probate Office of Shelby County, Alabama.

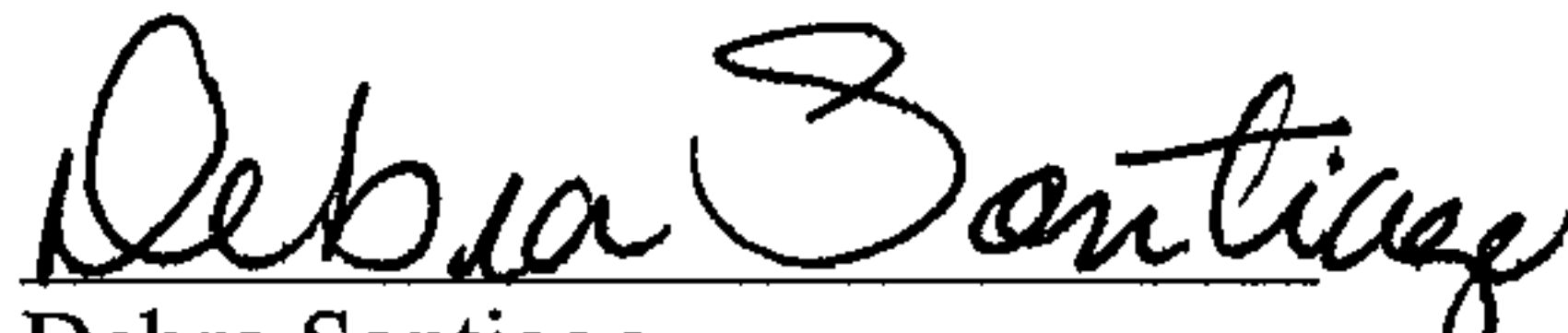
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$223,000.00 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 Debra Santiago have hereunto set their signatures and seals on September 27, 2019.

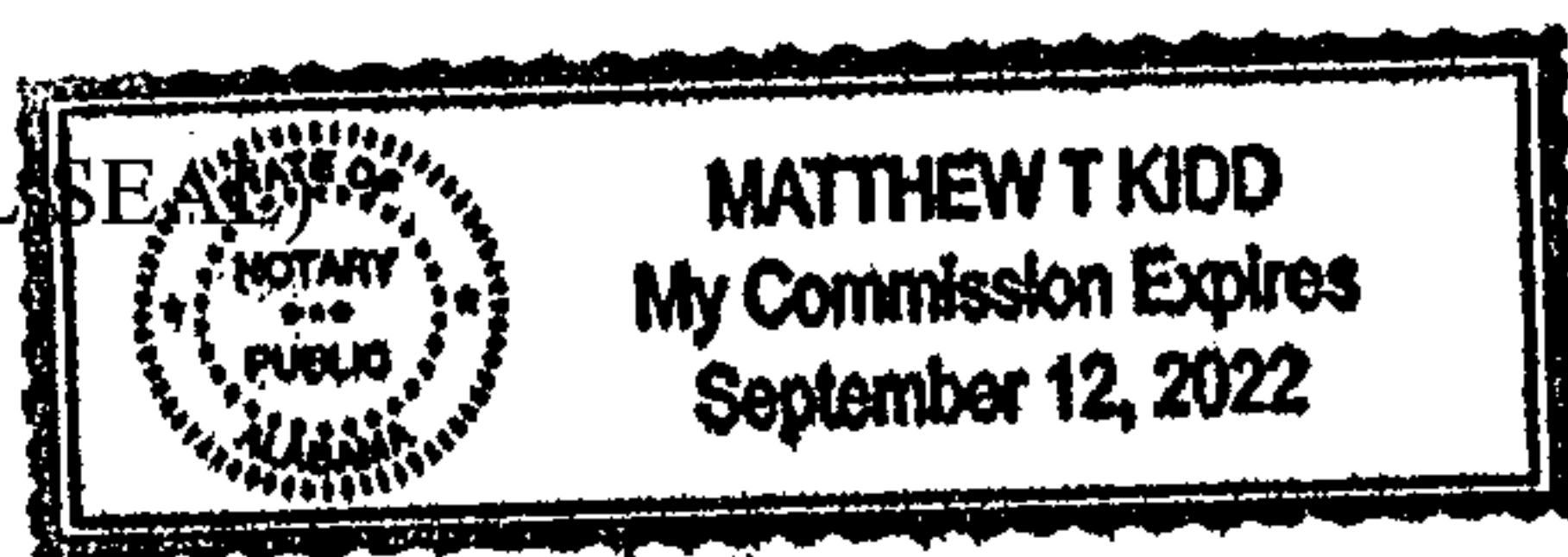

Debra Santiago

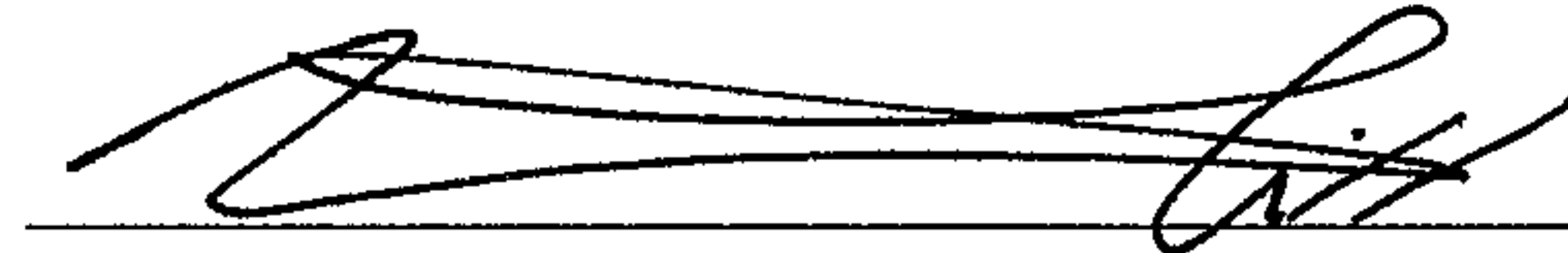
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra Santiago, 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 27 day of September 2019

(NOTARIAL SEAL)





Notary Public

Print Name: Matthew T Kidd

Commission Expires: 9-12-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2019 02:04:13 PM
\$75.00 CATHY
20191001000359360

