

Send tax notice to:
S M HALL, LLC
3308 TARTAN CIRCLE
BIRMINGHAM, AL 35242

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

2019648

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Nine Thousand and 00/100 Dollars (\$239,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JACQUELINE TANNER, A SINGLE INDIVIDUAL** whose mailing address is: 1329 INVERNESS DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **S M HALL, LLC** whose mailing address is: 3308 TARTAN CIRCLE, BIRMINGHAM, AL 35242 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 114A, according to the Final Plat of the Residential Subdivision Inverness Cove, Phase 2 Resurvey #1, as recorded in Map Book 36, Page 110 and 110B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

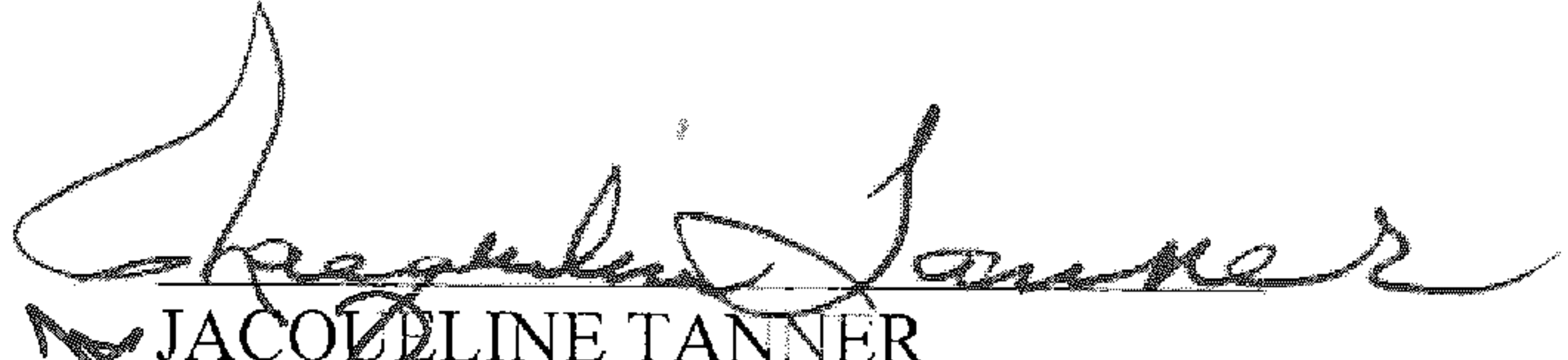
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. All matters as set forth in that plat recorded in Map Book 36, Page 110 and 110B, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface 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.
4. Easement to Alabama Power recorded in Real 365, Page 785, Book 365, Page 819 and Instrument No. 1994-34517.
5. Easement to the City of Hoover recorded in Instrument No. 1998-24499 and Real 365, Page 871.
6. Right of way to Alabama Power recorded in Deed Volume 306, Page 10; Real 84, Page 298; Book 127, Page 54, and Book 3318, Page 27.
7. Declaration of Protective Covenants recorded in Instrument No. 2005-02870 and Instrument No. 2005-521560; Amended in Instrument No. 2006-047870.

\$0.00 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.

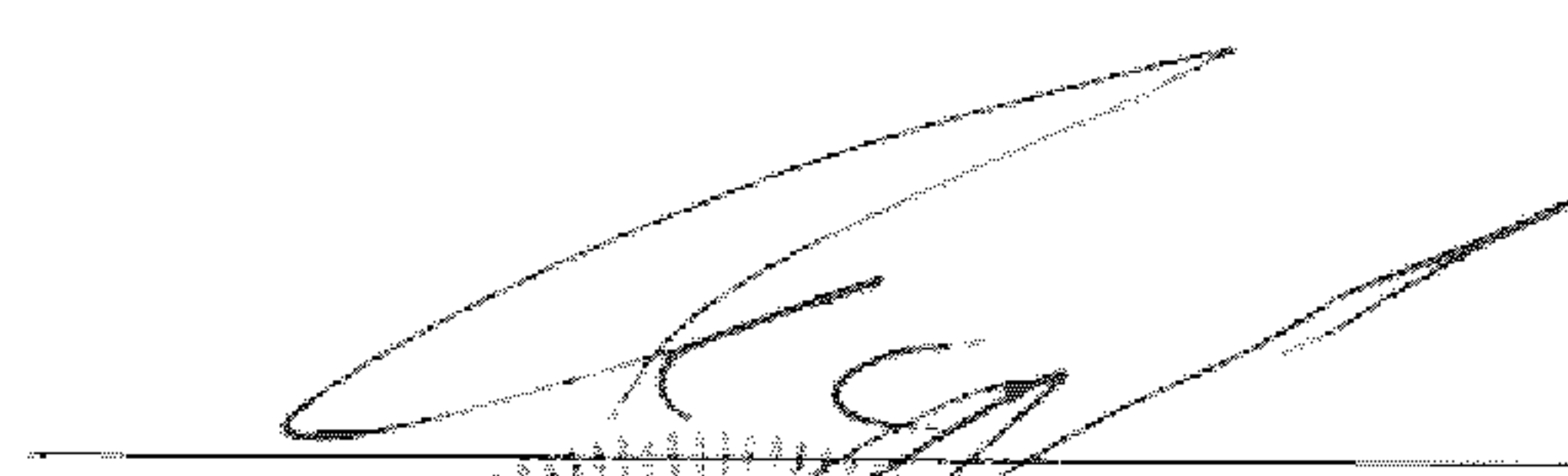
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of September, 2019.


JACQUELINE TANNER

STATE OF ALABAMA
COUNTY OF SHELBY

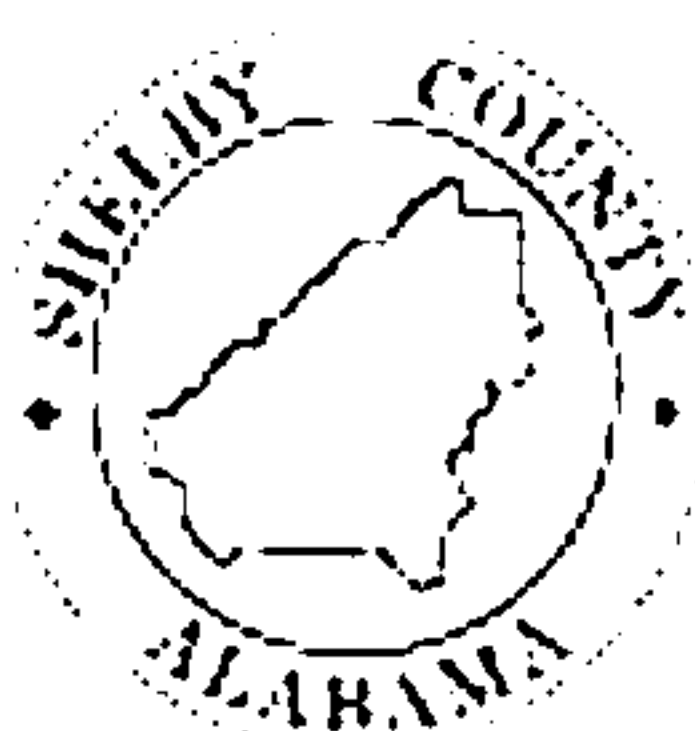
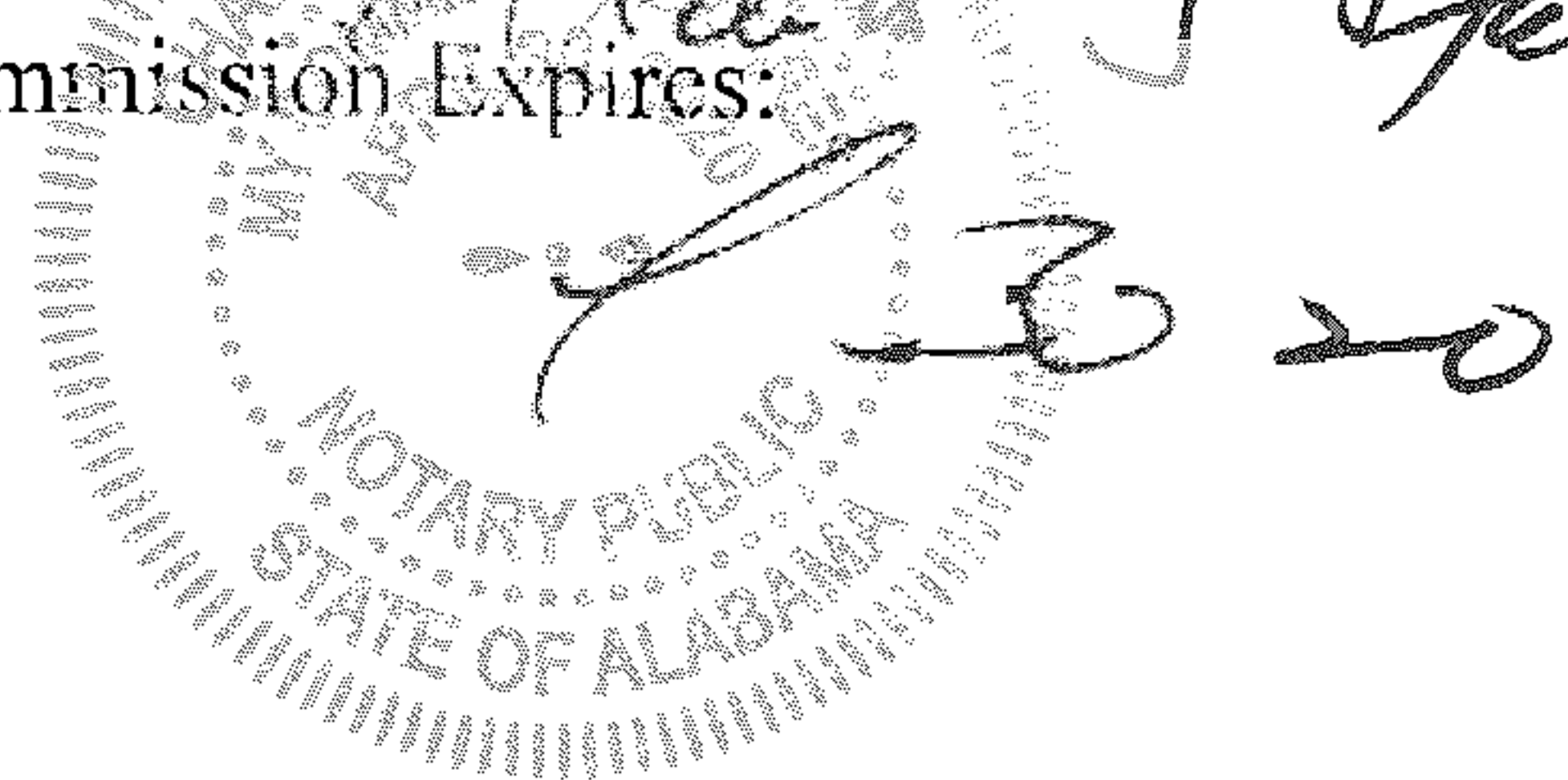
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACQUELINE TANNER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they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

Given under my hand and official seal this the 30th day of September, 2019.


Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2019 03:41:44 PM
\$264.00 CATHY
20191001000359790

