

Send tax notice to:
MICHAEL J. ENGEL
3308 TARTAN LANE
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

2019623

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Five Thousand and 00/100 Dollars (\$435,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CAROL RIDDLE GREEN and JAMES JOHNSON, wife and husband,** whose mailing address is: 195 Thornberry Dr Birmingham AL 35242 (hereinafter referred to as "Grantors") by **MICHAEL J. ENGEL and LYNIA T. ENGEL** whose property address is: **3308 TARTAN LANE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, Block 1, according to the Plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Page 135, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:


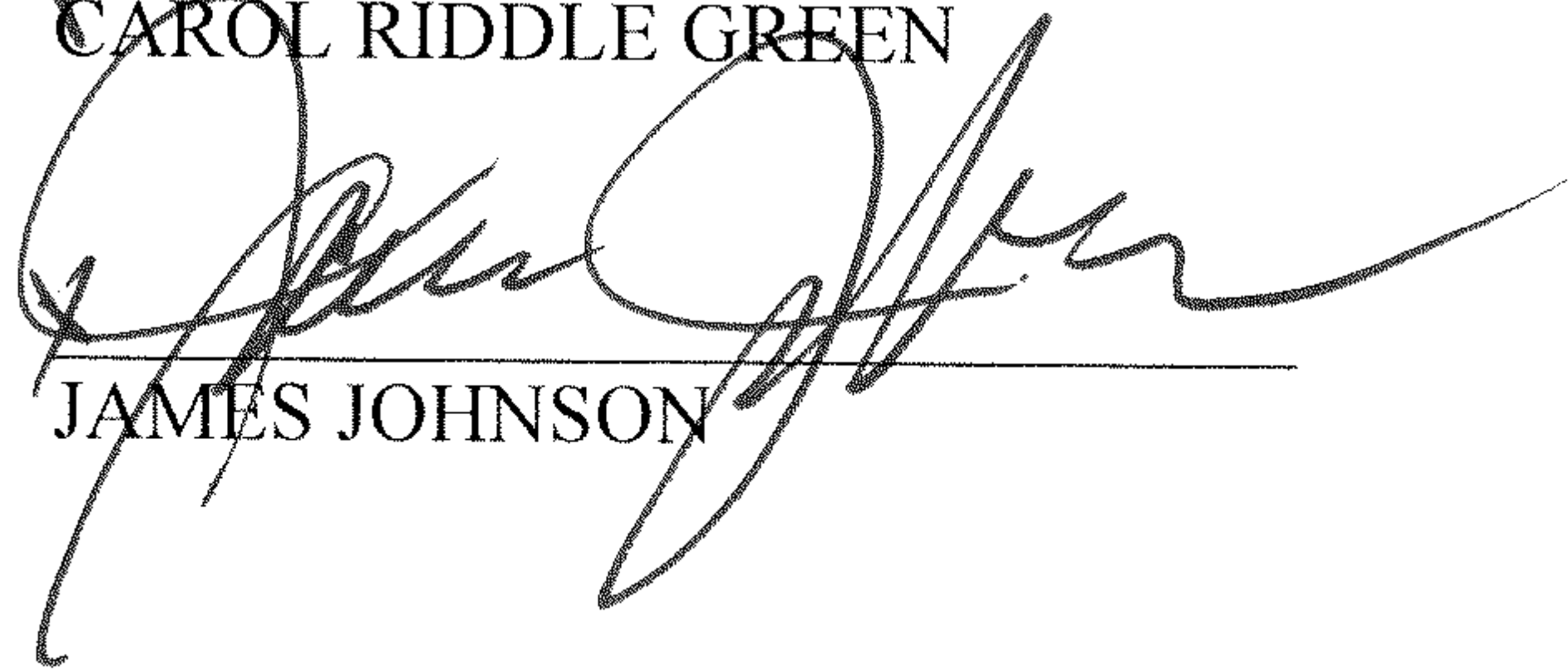
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Such state of facts as shown on plat of Kerry Downs as recorded in Map Book 5, Page 135, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Volume 5, Page 86 and Misc. Volume 5, Page 625, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company as recorded in Volume 109, Page 293, Volume 126, Page 343, Volume 141, Page 293, Volume 145, Page 387, Volume 146, Page 381, Volume 176, Page 68 and Volume 184, Page 166, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company and South Central Bell as recorded in Volume 281, Page 497, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company and Kerry Downs as recorded in Misc. Book 5, Page 626, in the Probate Office of Shelby County, Alabama.

\$348,000.00 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.

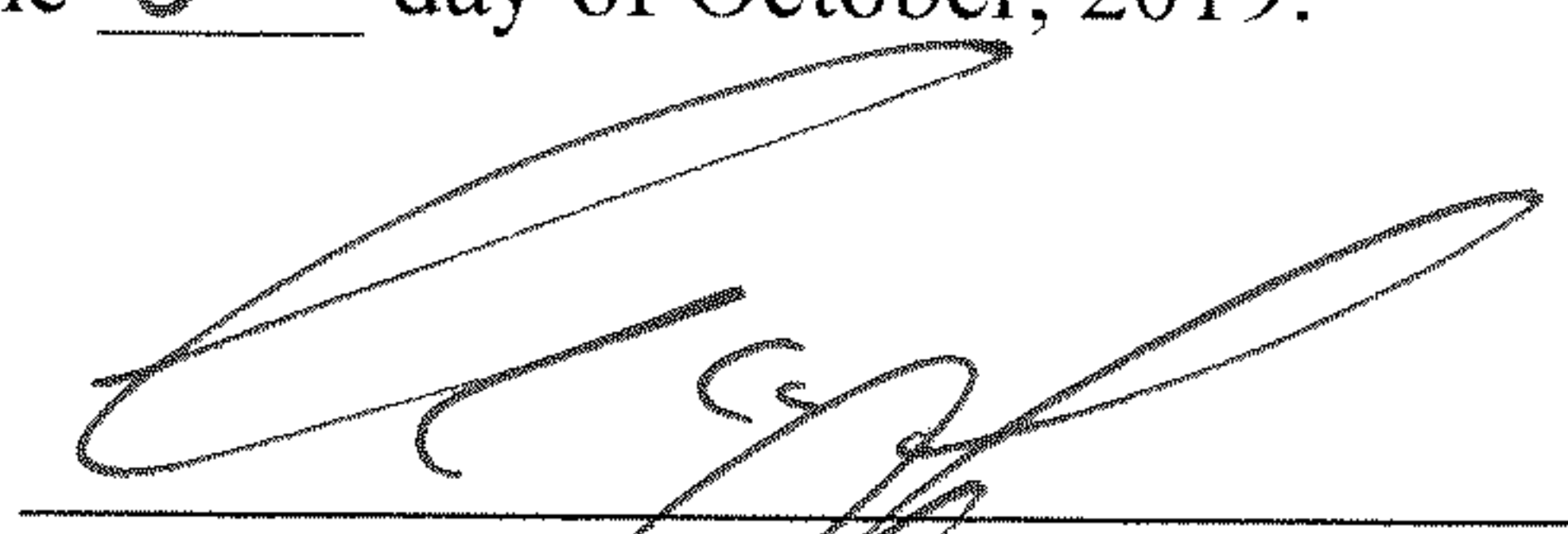
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8th day of October, 2019.

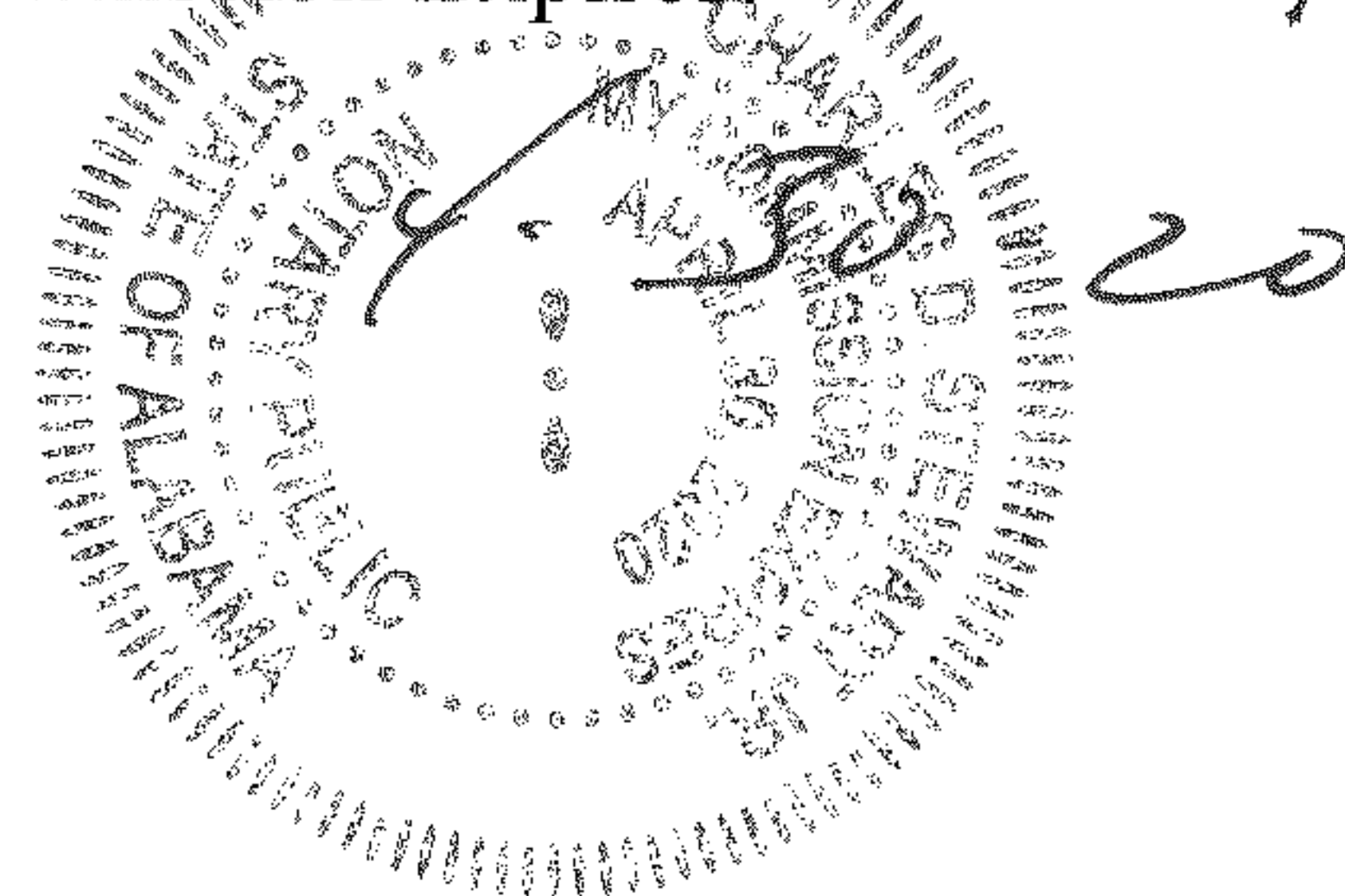

CAROL RIDDLE GREEN

JAMES JOHNSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROL RIDDLE GREEN and JAMES JOHNSON 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 8th day of October, 2019.


Notary Public
Print Name: Charles S. Stewart
Commission Expires: 5-20-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2019 10:46:46 AM
\$112.00 JESSICA
20191014000377250

Allen S. Beyle