

Send tax notice to:
SAMUEL S GASTON
5312 MOUNTAIN PARK CIRCLE
INDIAN SPRINGS, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019637T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MONROE GERALD MOORE, a single man**, whose mailing address is: 295 W Sunset Dr Talladega AL 35160 (hereinafter referred to as "Grantor") by **SAMUEL S GASTON and DEBRA L GASTON** whose property address is: **5312 MOUNTAIN PARK CIRCLE, INDIAN SPRINGS, AL, 35124** 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 12, according to the Map and Survey of Mountain Park, Third Sector, as recorded in Map Book 10, Page 13, in the Probate Office of Shelby County, Alabama.

Monroe Gerald Moore and Monroe Gerald Moore, Jr. are one and the same person.

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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Mountain Park, Third Sector, as recorded in Map Book 10, Page 13, 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 or listed in Schedule B, including those recorded in Book 63, page 507.
4. Conditions, covenants and restrictions as recorded in Book 87, page 665 and Book 89, page 999.
5. Agreement with Alabama Power Company recorded in Book 89, page 996.
6. Restrictions regarding Alabama Power Company recorded in Book 89, page 999.
7. Right of way to Alabama Power Company recorded in Book 93, page 160.

\$427,500.00 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.

11th IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of October, 2019.

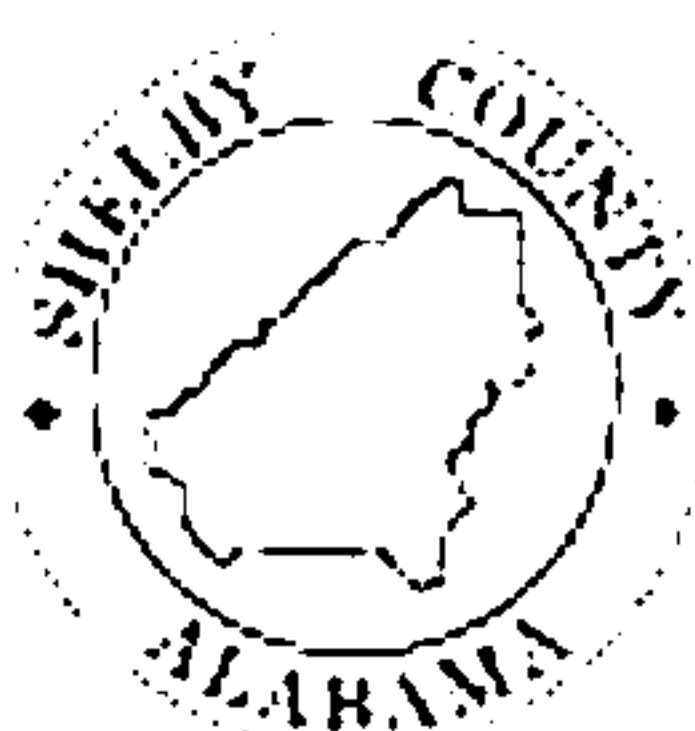

MONROE GERALD MOORE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MONROE GERALD MOORE 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 11th day of October, 2019.

Notary Public
Print Name: 
Commission Expires: 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2019 03:18:56 PM
\$47.50 CATHY
20191014000378530

