

Send tax notice to:  
Richard Adams and Jessica Adams  
1803 Man O War Dr.  
Helena, AL 35080-4120  
BLD1900256

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

State of Alabama  
County of Shelby

20191106000412430  
11/06/2019 11:34:08 AM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Twelve Thousand Nine Hundred and 00/100 Dollars (\$212,900.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Zachary T. Lawson and Julie V. Lawson, husband and wife**, whose mailing address is 2208 Springdale Drive, Hartselle, AL 35640 (hereinafter referred to as "Grantors"), by **Richard Adams and Jessica Adams** (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 74, according to the Map and Survey of Dearing Downs 6th Addition, Phase I, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

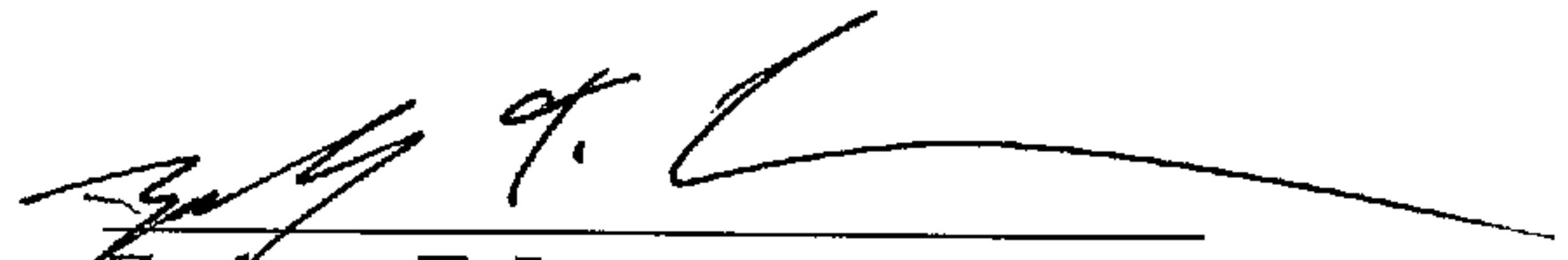
MINING AND MINERAL RIGHTS EXCEPTED.

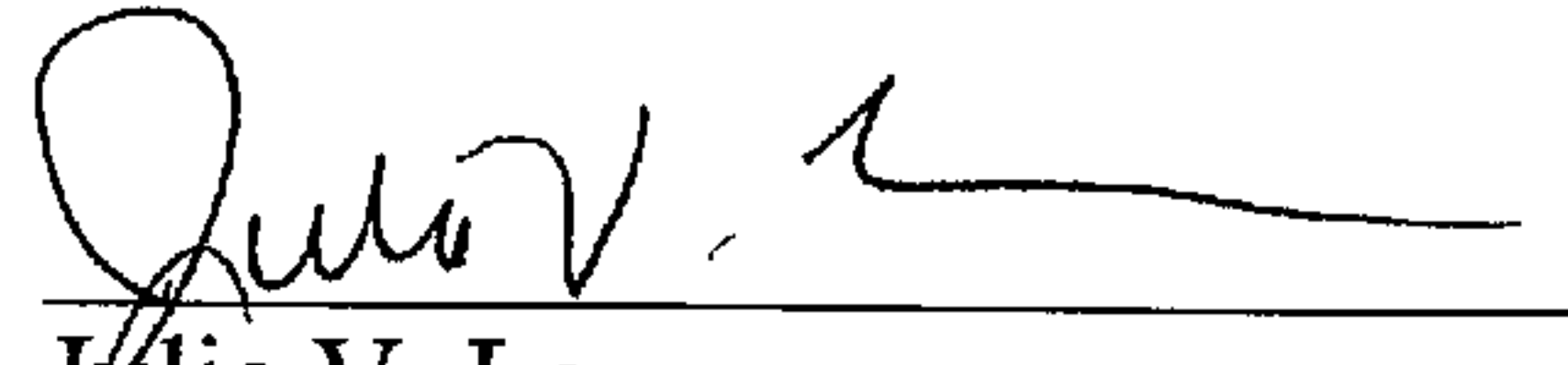
\$209,043.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, Grantor(s), Zachary T. Lawson and Julie V. Lawson have hereunto set their signature(s) and seal(s) on November 4, 2019.

  
Zachary T. Lawson

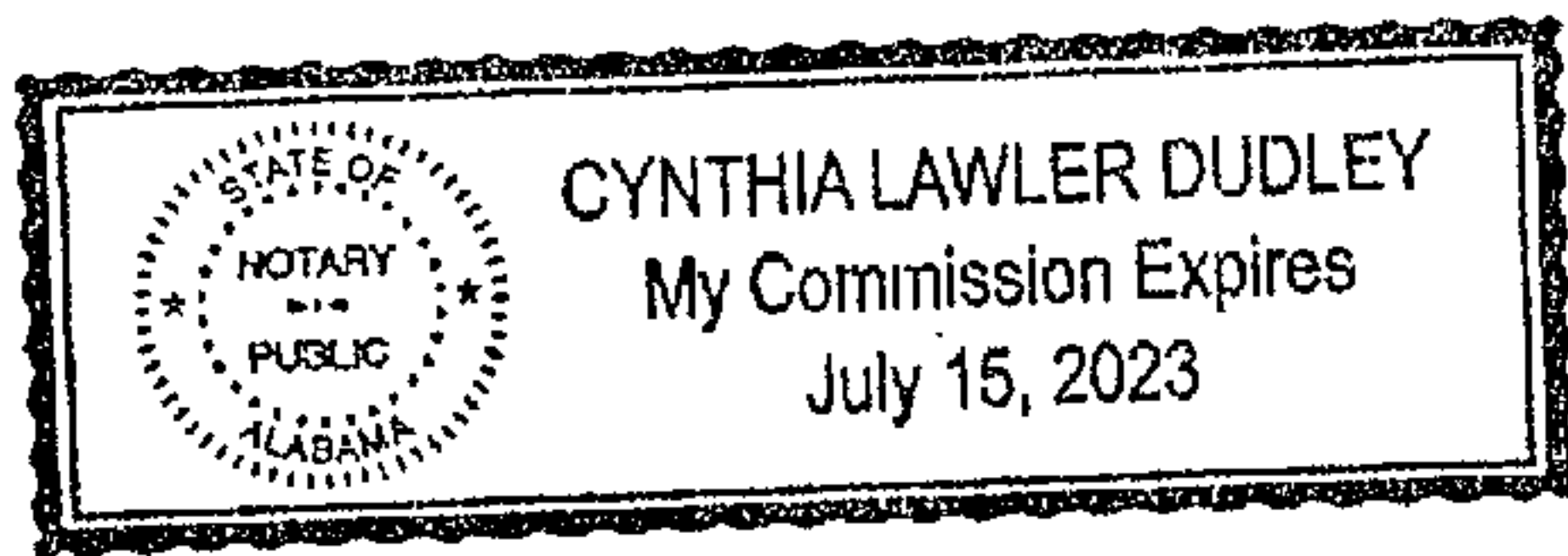
  
Julie V. Lawson

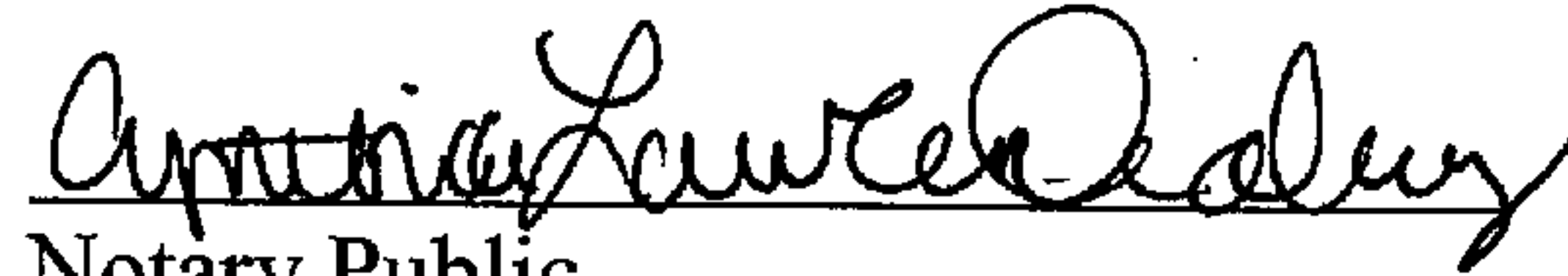
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zachary T. Lawson and Julie V. Lawson, 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 4th day of November, 2018.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Cynthia Lawler Dudley  
Commission Expires: 7/15/23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2019 11:34:08 AM  
\$29.00 CHARITY  
20191106000412430

