

Send tax notice to:
Philip & Kara Quinnelly
6015 Eagle Point Circle
Birmingham, AL 35242
BHM1901429

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

State of Alabama
County of Shelby

20191120000431540
11/20/2019 10:12:40 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighty Seven Thousand and 00/100 Dollars (\$387,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Eric Smith and Julie Smith**, husband and wife, whose mailing address is: 1988 Rocky Brook Dr., Vestavia Hills, AL 35243 (hereinafter referred to as "Grantors"), by **Philip Quinnelly and Kara Quinnelly** (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 316, according to the survey of the Eagle Point - 3rd Sector - Phase 2, as recorded in Map Book 18, Page 34, 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.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

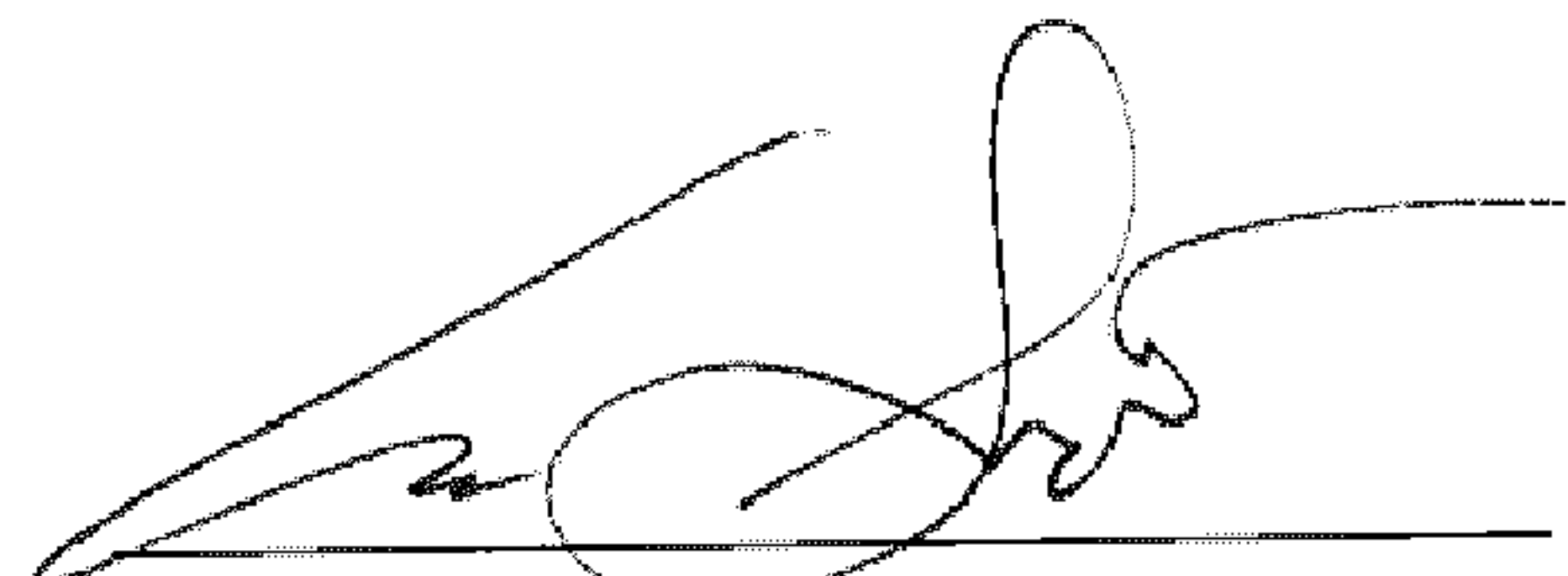
Philip Quinnelly and Phillip L. Quinnelly are one and the same person.


Kara Quinnelly and Kara L. Quinnelly are one and the same person.

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), Eric Smith and Julie Smith have hereunto set their signature(s) and seal(s) on November 14, 2019.


Eric Smith

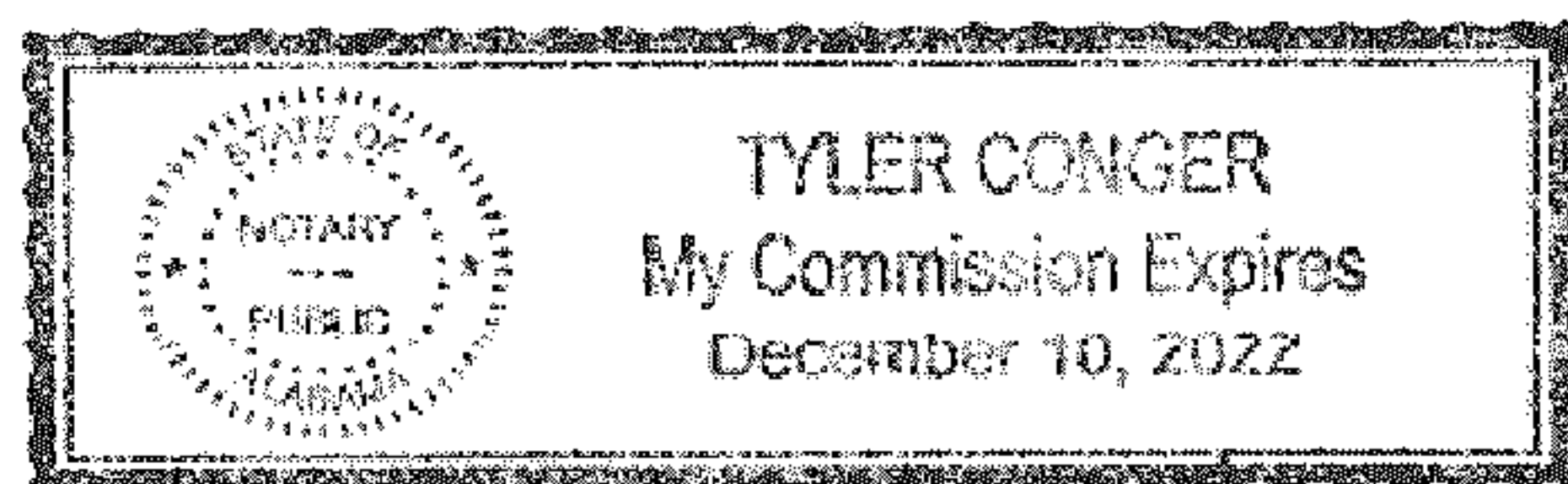

Julie Smith

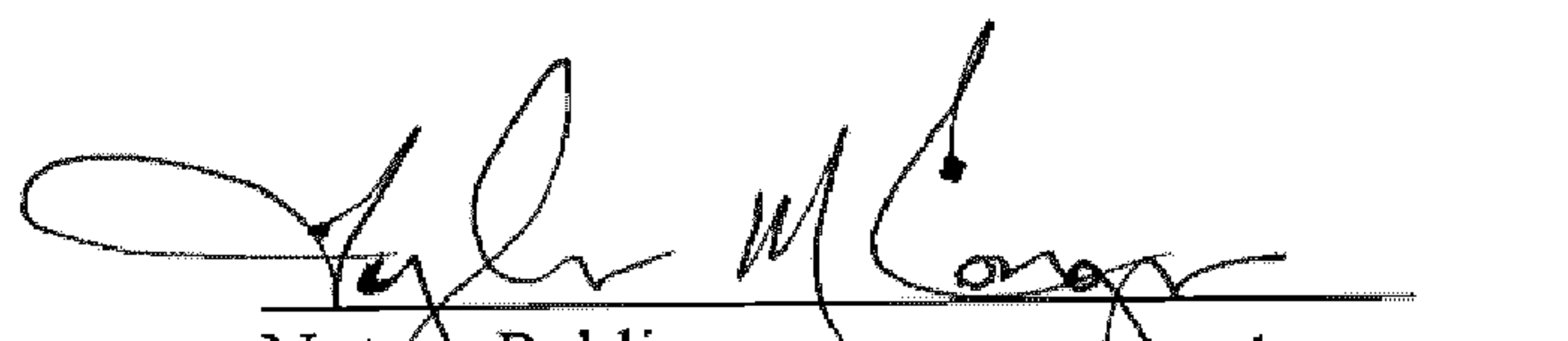
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Smith and Julie Smith, 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 14th day of November, 2019.

(NOTARIAL SEAL)




Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2019 10:12:40 AM
\$102.50 CHERRY
20191120000431540

Alicia S. Boyd