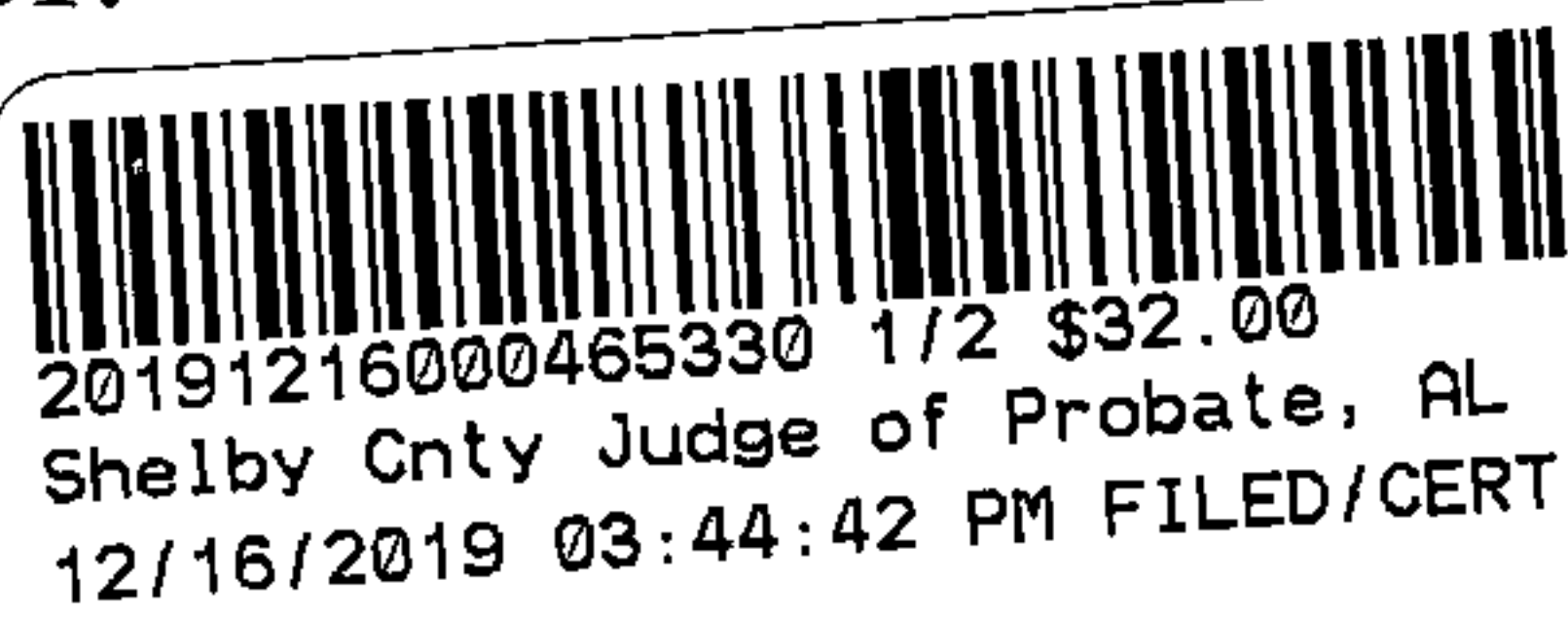


THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046**



Shelby County, AL 12/16/2019
State of Alabama
Deed Tax:\$7.00

WARRANTY DEED

SEND TAX NOTICES TO:

88 Waxahatchee Cir
Shelby, AL 35143

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Two Hundred Twenty-Two Thousand Dollars (\$222,000.00) and other valuable considerations to the undersigned GRANTOR, Susan Diane Michael, a Single person, in hand paid by the GRANTEE, Douglas Jason Moatts, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 4, according to the Map of Waxa Subdivision, the same being part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5 page 5 in the Probate Court of Shelby County, Alabama.

There is excepted from this conveyance and reserved all that part of the above described lot lying below that certain datum plan of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January 1955.

\$215,340.00 of the Purchase price was obtained by a Purchase Money Mortgage.

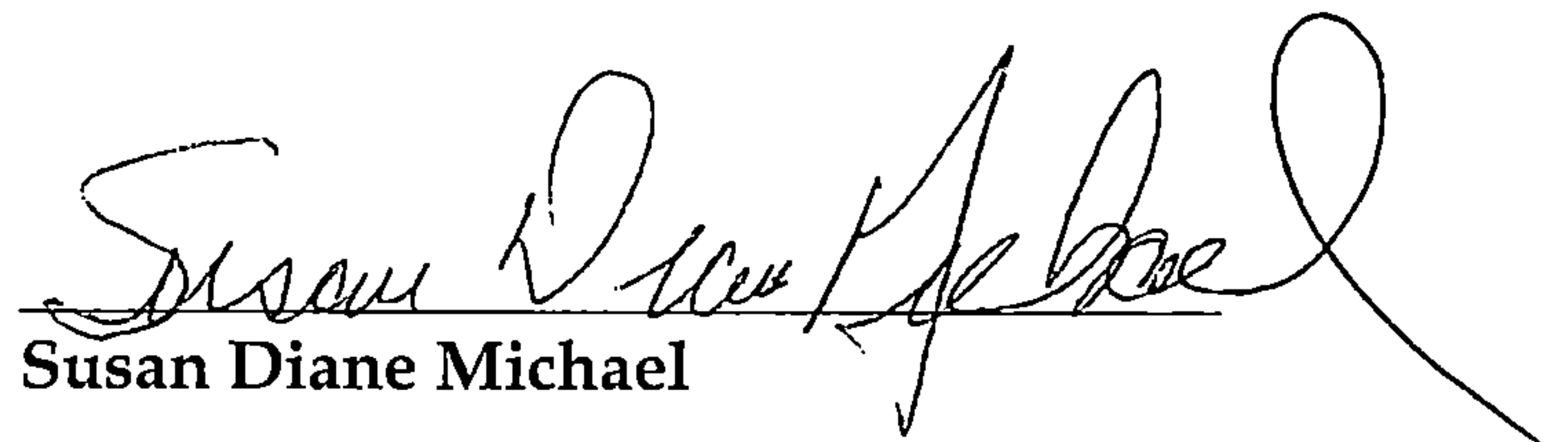
This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Prior Deed Reference: Instrument No.: 20090514000181910

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executors, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

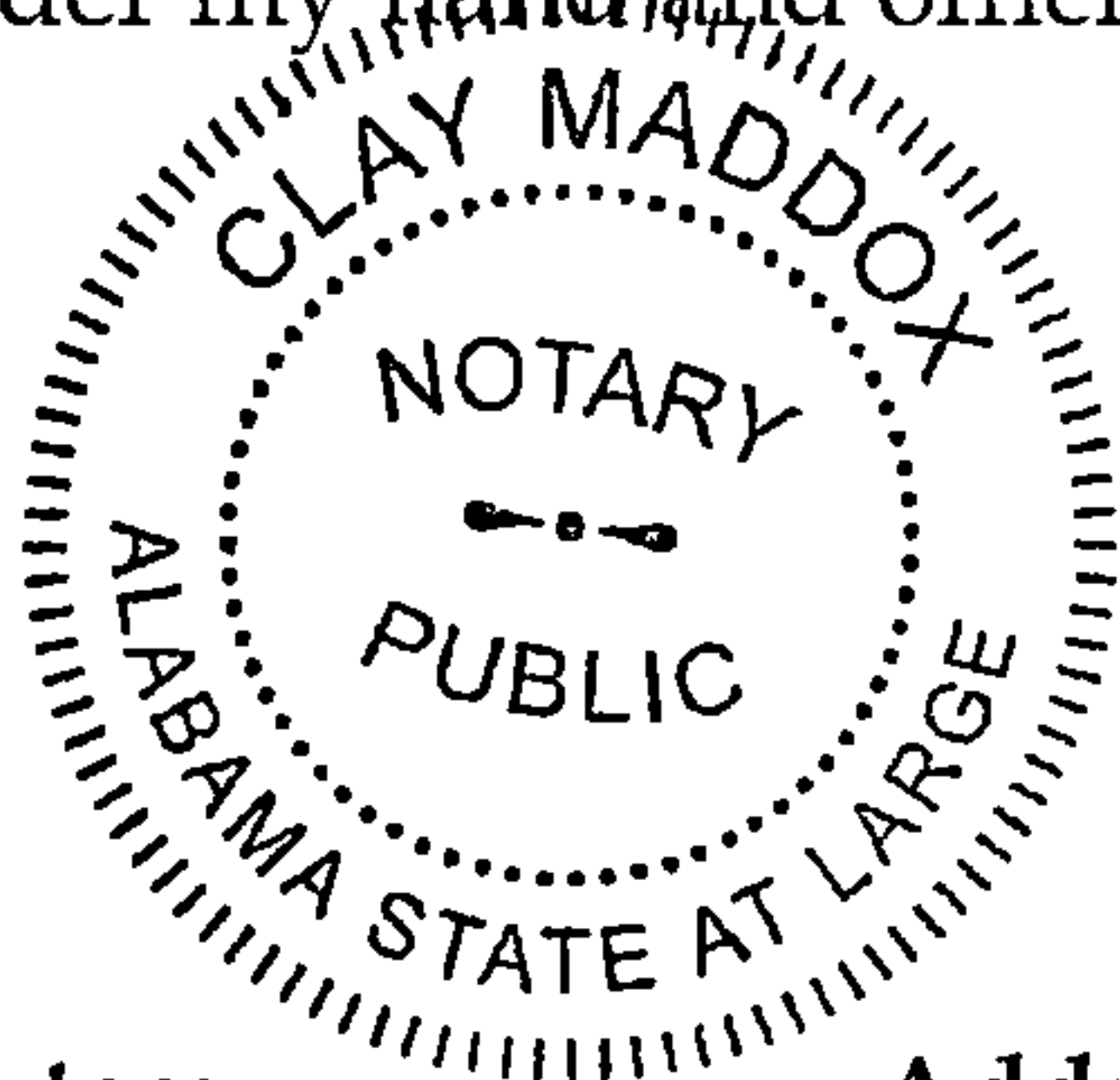
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hands and seals, on this 12th day of November, 2019.


Susan Diane Michael

STATE OF ALABAMA)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Susan Diane Michael**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, 2019.




NOTARY PUBLIC
My Commission Expires: 4-23-23

Address of Grantee:
88 Waxahatchee Circle
Shelby, AL 35143

Address of Grantor:
1290 County Road 726
Cullman, AL 35055

Property Address:
88 Waxahatchee Circle
Shelby, AL 35143

Real Value: \$222,000.00

