

20191217000467080
12/17/2019 01:51:56 PM
DEEDS 1/2

Send tax notice to:
JULIUS V COOK, JR.
101 BRIDGE STREET
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

2019789

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Two Thousand and 00/100 Dollars (\$392,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN T MERKL and JENNY B MERKL, husband and wife**, whose mailing address is: *PO Box 82 Columbiana AL 35051* (hereinafter referred to as "Grantors") by **JULIUS V COOK, JR. and ABRIL H COOK** whose property address is: **101 BRIDGE STREET, 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 1, according to the Survey of Stonebridge Subdivision, as recorded in Map Book 20, Page 23, in the Probate Office 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 the plat of Stonebridge, as recorded in Map Book 20, Page 23, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2003-26530, in the Probate Office of Shelby County, Alabama.
4. 10 foot easement as shown on recorded plat.

\$348,880.00 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 16th day of December, 2019.

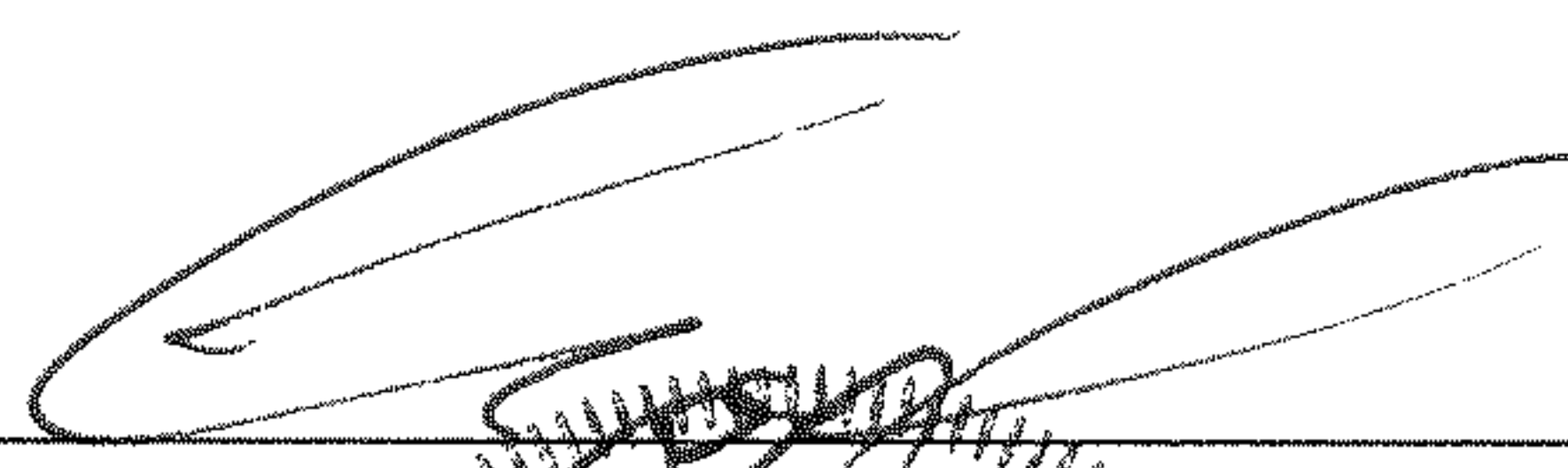

JOHN T MERKL

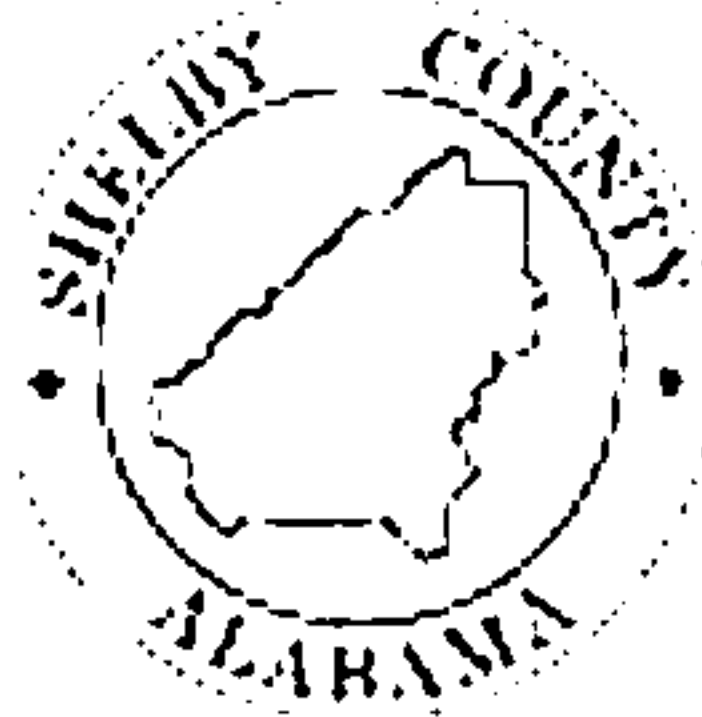

JENNY B MERKL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN T MERKL and JENNY B MERKL 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 16th day of December, 2019.


Notary Public
Print Name: Charles Stewart J
Commission Expires: 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2019 01:51:56 PM
\$68.50 CHARITY
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Allen S. Bayl