

Send tax notice to:
Wesley R. & Meredith Lynn Helms
251 Stonegate Drive
Birmingham, AL 35242
HWD1900011

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

State of Alabama
County of Shelby

20191226000477210
12/26/2019 02:29:14 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Million Two Hundred Fifty Thousand and 00/100 Dollars (\$1,250,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Robert R. Hutson and Kimberly J. Hutson**, whose mailing address is: 1015 Greystone Crest, Hoover, AL 35242 (hereinafter referred to as "Grantors"), by **Wesley R. Helms and Meredith Lynn Helms** (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 22-A, according to the Survey of Final Plat of Stonegate Realty Lake Lots Resurvey, as recorded in Map Book 29, Page 139, 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.

\$512,700.00 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), Robert R. Hutson and Kimberly J. Hutson have hereunto set their signature(s) and seal(s) on December 16, 2019.

Robert R. Hutson by Kimberly J.
Hutson as his attorney in fact

Robert R. Hutson by Kimberly
J. Hutson,
as his attorney in fact

Kimberly J. Hutson



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/26/2019 02:29:14 PM
\$762.50 CHERRY
20191226000477210

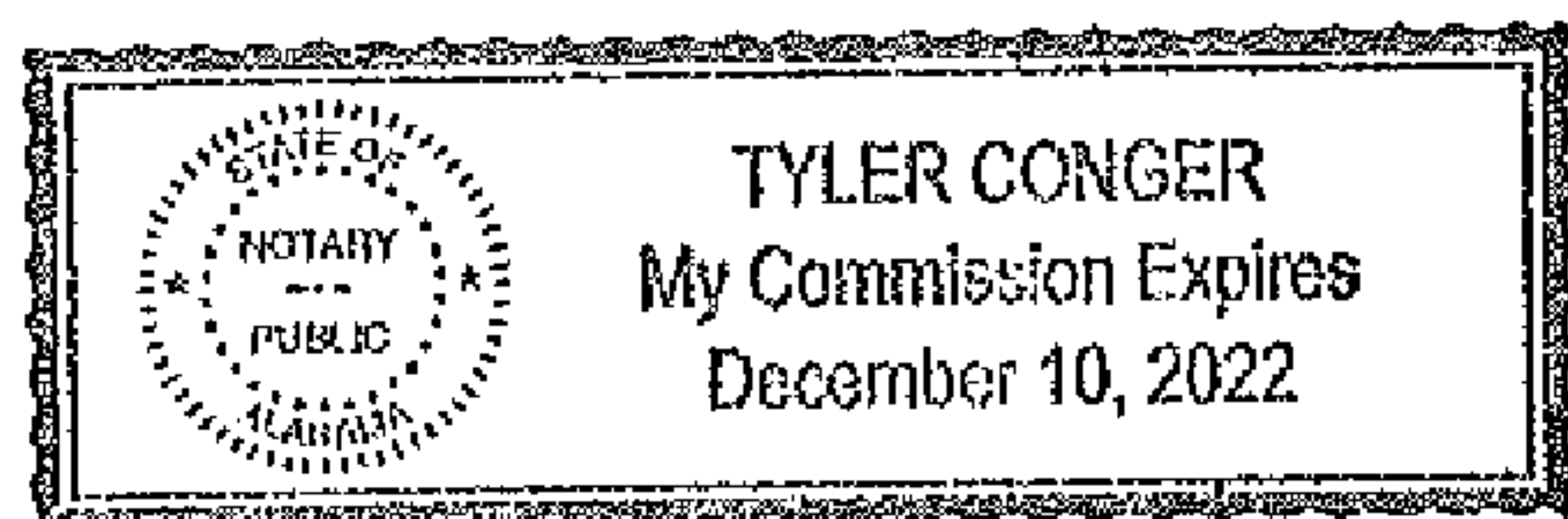
Allen S. Bayl

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert R. Hutson and Kimberly J. Hutson, 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.

(NOTARIAL SEAL)



Tyler M. Conger

Notary Public

Print Name: TYLER M. CONGER

Commission Expires:

12/10/22