

20191227000478020

12/27/2019 08:24:13 AM

DEEDS 1/2

Send tax notice to:

William Hugh Marion, Jr. and Jennifer Little

127 Birkdale Lane

Pelham, AL 35124

BLD1900351

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighty Eight Thousand Seven Hundred and 00/100 Dollars (\$388,700.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **DAL Properties, LLC**, whose mailing address is 3112 Hwy. 109, Wilsonville, AL 35186 (hereinafter referred to as "Grantor"), by **William Hugh Marion, Jr. and Jennifer Little** (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 2206, according to the Final Plat of Birkdale at Ballantrae, as recorded in Map Book 49, Page 27, 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.

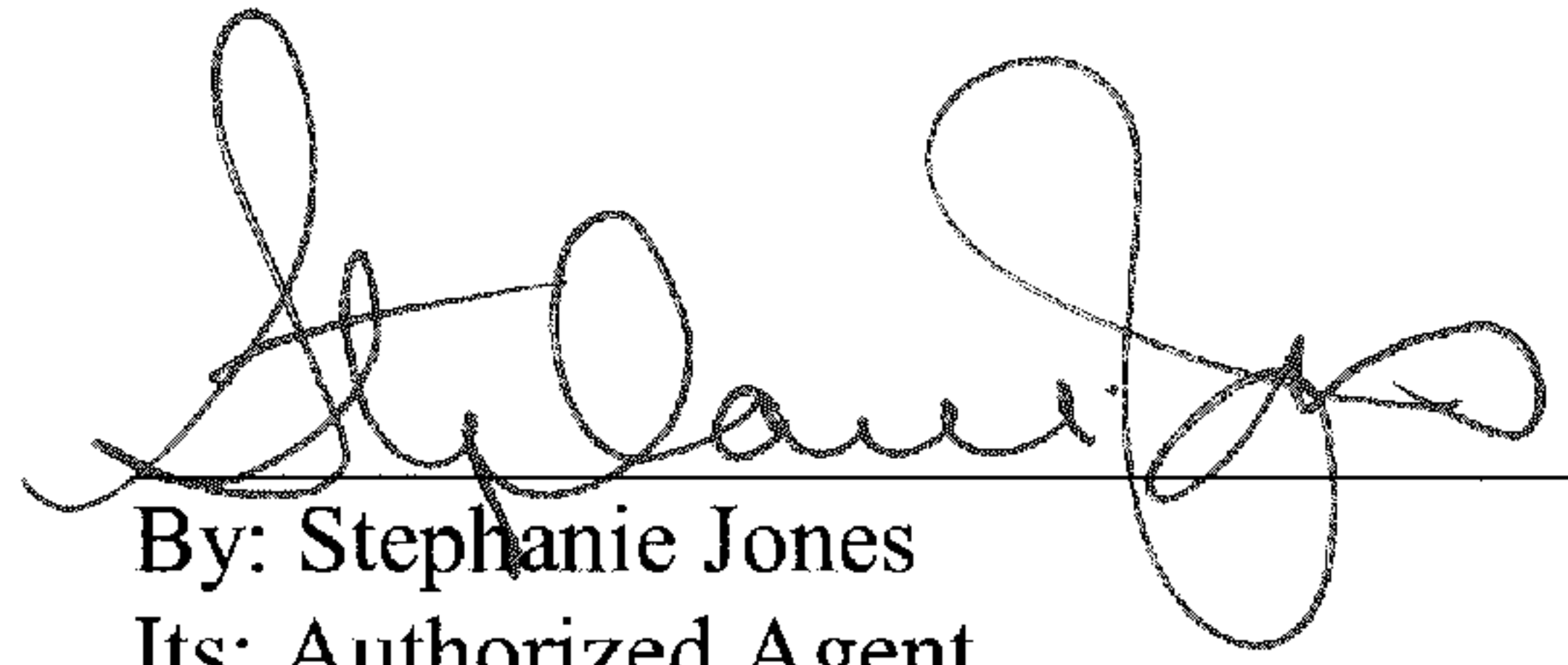
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, DAL Properties, LLC, by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 19th day of December, 2019.

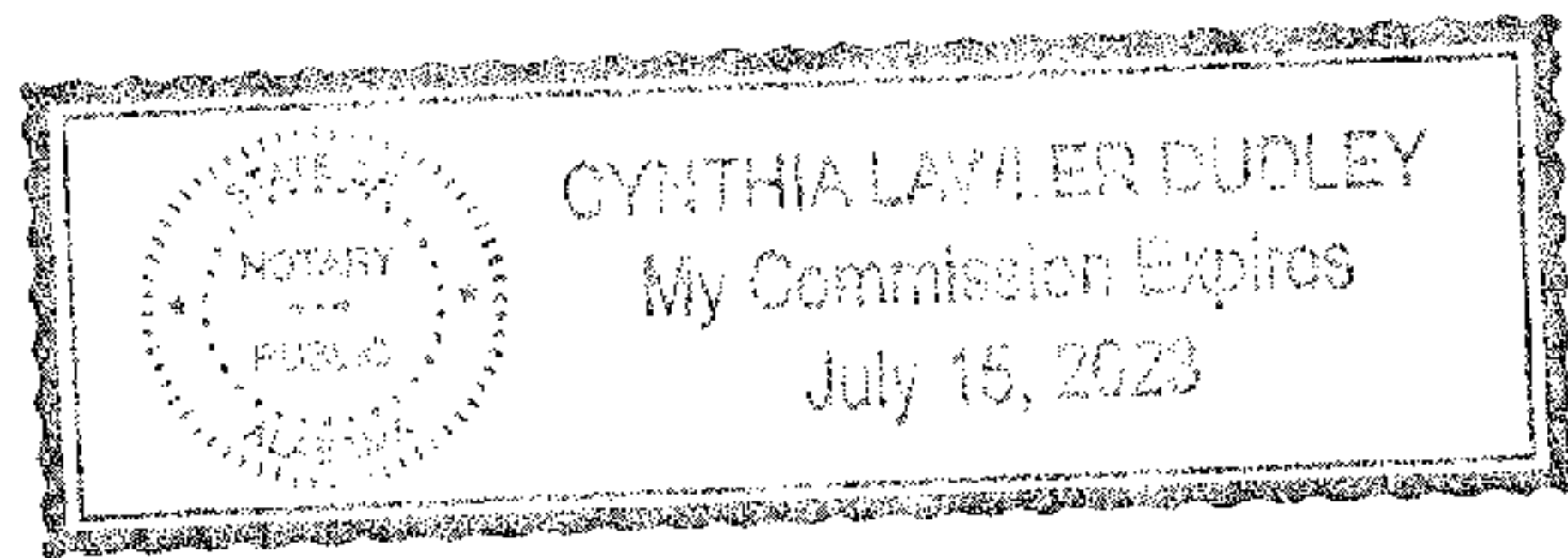
DAL Properties, LLC



By: Stephanie Jones
Its: Authorized Agent

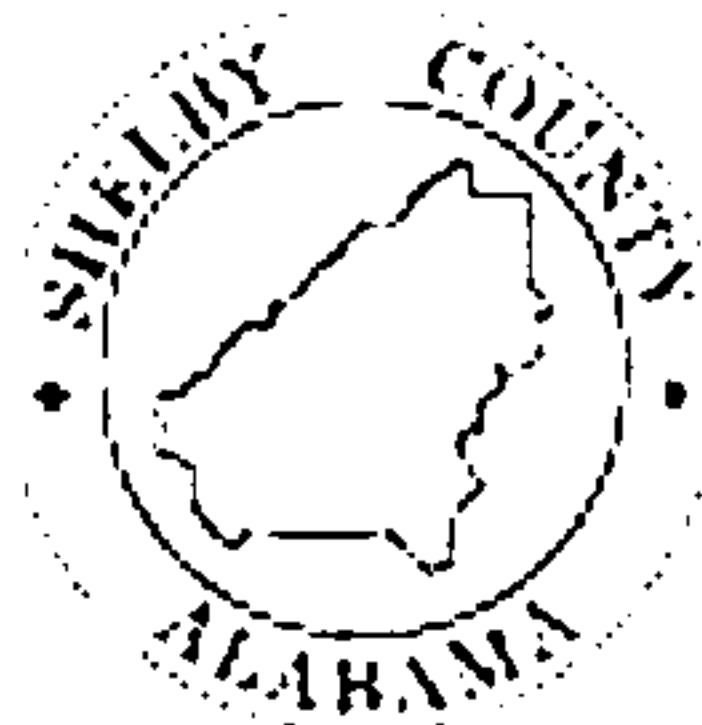
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 19th day of December, 2019.




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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/27/2019 08:24:13 AM
\$414.00 CHERRY
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