

Send tax notice to:
Jonathan M. & Rebecca A. Young
229 Cahaba Oaks Trail
Indian Springs, AL 35124
HWD1900017

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

20191230000480500
12/30/2019 09:40:04 AM
DEEDS 1/2

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Six Hundred Twenty Thousand and 00/100 Dollars (\$620,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Rune Toms and Catherine Toms**, husband and wife, whose mailing address is: 3333 NE 32 Ave, Apt. 1105, Fort Lauderdale, FL 33308 (hereinafter referred to as "Grantors"), by **Jonathan M. Young and Rebecca A. Young** (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 7, according to the Survey of Cahaba Oaks as recorded in Map Book 18, Page 141, 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.

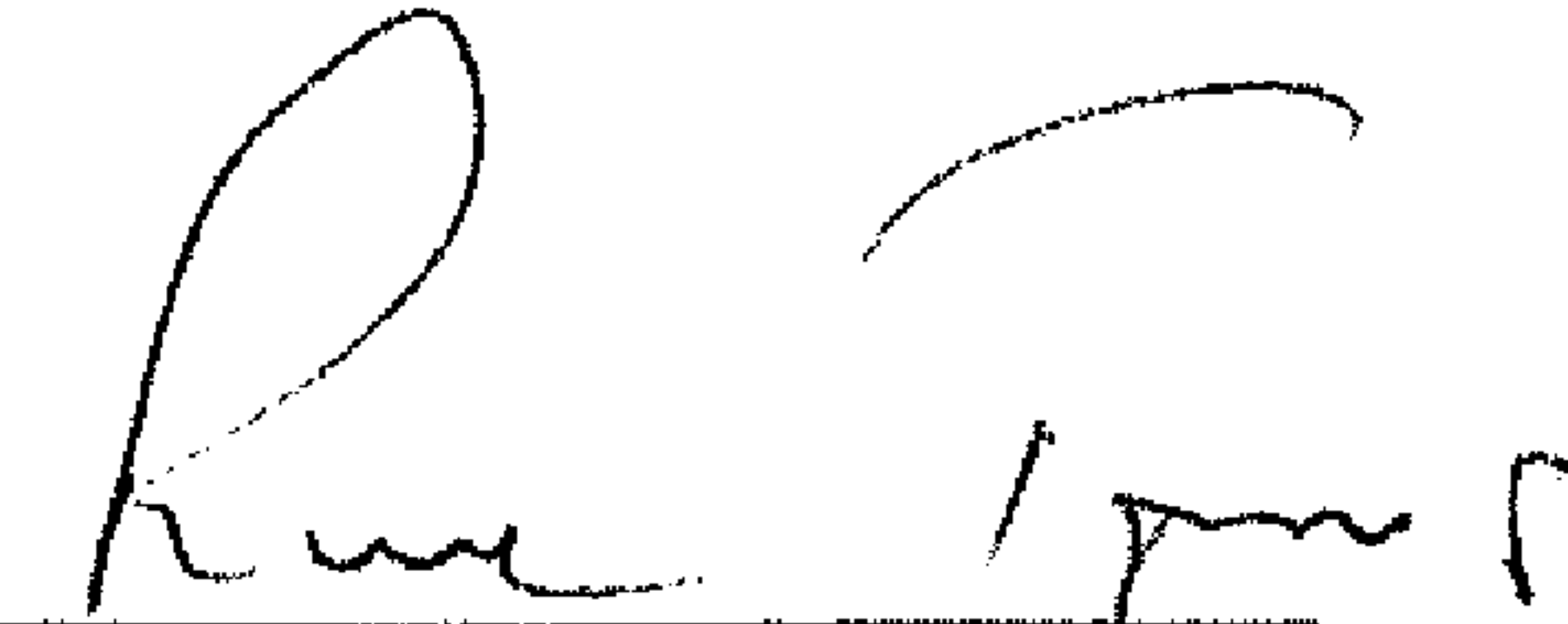
MINING AND MINERAL RIGHTS EXCEPTED.

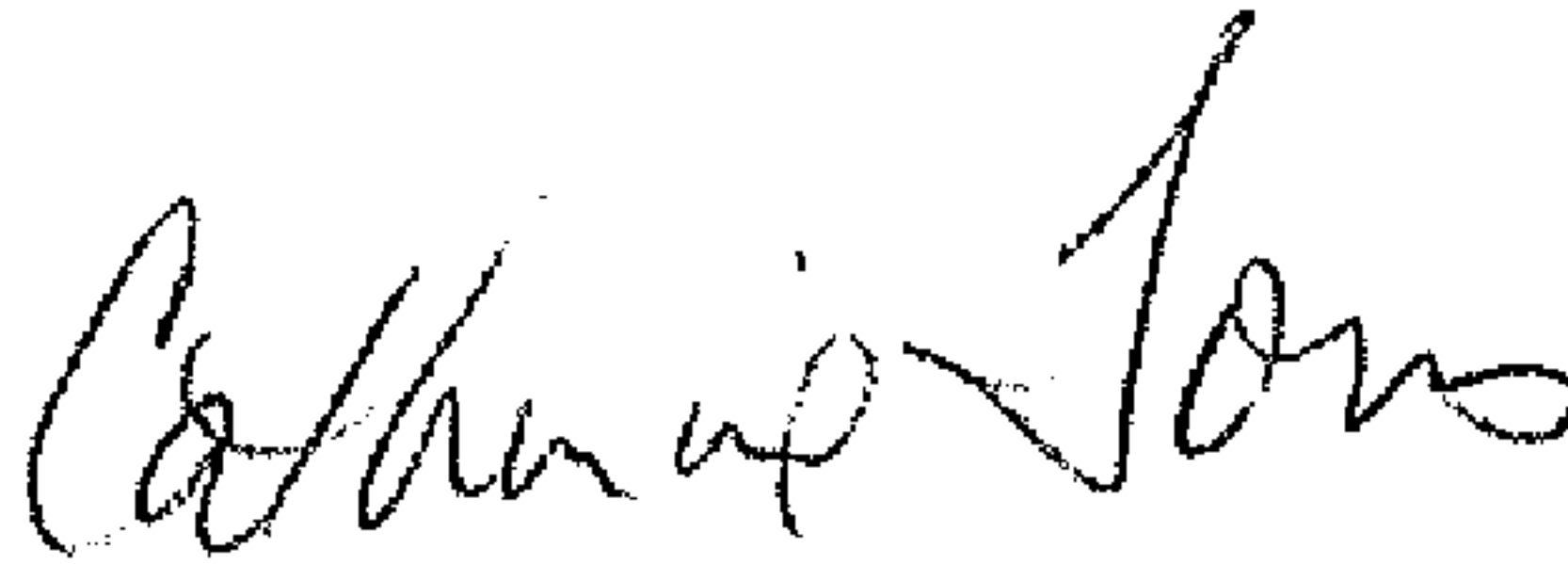
\$484,350.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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), Rune Toms and Catherine Toms have hereunto set their signature(s) and seal(s) on December 20, 2019.


Rune Toms


Catherine Toms

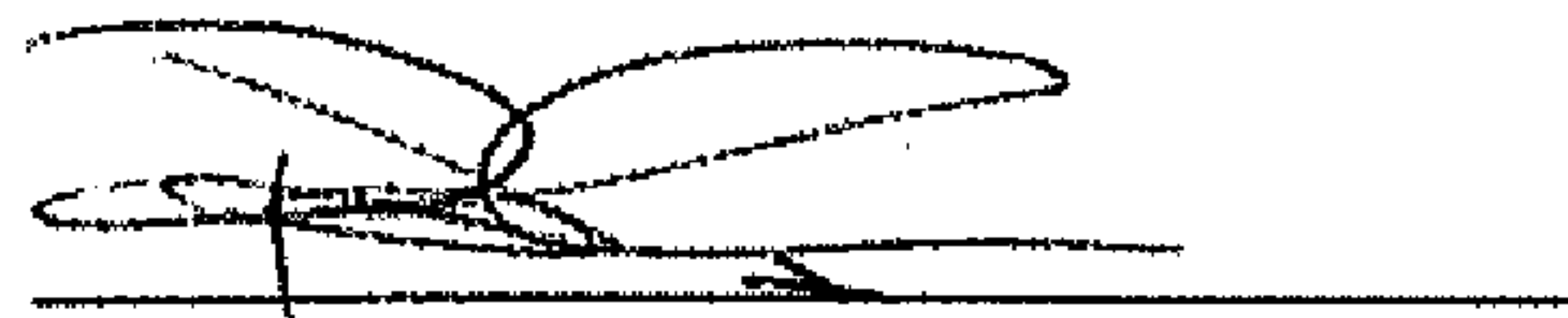
STATE OF FLORIDA

COUNTY OF Broward

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rune Toms and Catherine Toms, 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 20th day of December, 2019.

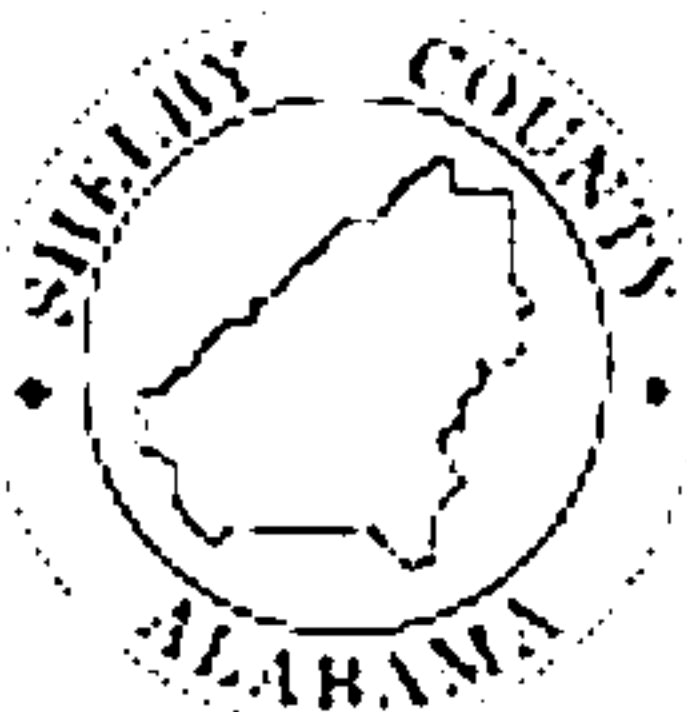
(NOTARIAL SEAL)



Notary Public
Print Name: Rex M. Dendinger
Commission Expires: 11/27/2022



Rex M. Dendinger, III
State of Florida
My Commission Expires 11/27/2022
Commission No. GG 279675



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2019 09:40:04 AM
\$161.00 CHARITY
20191230000480500

Allen S. Bayl