

Send tax notice to:
WILLIAM EDWARD DEAN, JR.
4272 MILNER ROAD E
HOOVER, 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
SHELBY COUNTY

2019813

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Four Thousand Nine Hundred and 00/100 Dollars (\$444,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TIFFANY PRUETT and RYAN P. PRUETT, wife and husband**, whose mailing address is: 812 Bishops Court Hoover, AL 35242 (hereinafter referred to as "Grantors") by **WILLIAM EDWARD DEAN, JR. and TOMEISHA DAVIS DEAN** whose property address is: **4272 MILNER ROAD E, HOOVER, 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 7, according to the Amended Map Final Record Plat of Greystone Farms Milner's Crescent Sector Phase 4, as recorded in Map Book 27, Page 71, 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. Easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions and covenants appearing of record in Inst. No. 1998-10062 and Inst. No. 1995-16401 and Volume 30, Page 799.
5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1998-34328.
6. Easement granted to South Central Bell Telephone Company recorded in Inst. No. 1995-7422.
7. Agreement granted to Shelby County Cable as recorded in Real Volume 350, Page 545.
8. Agreement with Water Works Board as recorded in Real Volume 235, Page 574; Inst. No. 1992-20786 and Inst. No. 1993-20840.
9. Right-of-way granted to Shelby County recorded in Inst. No. 1994-22318.

\$422,655.00 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.

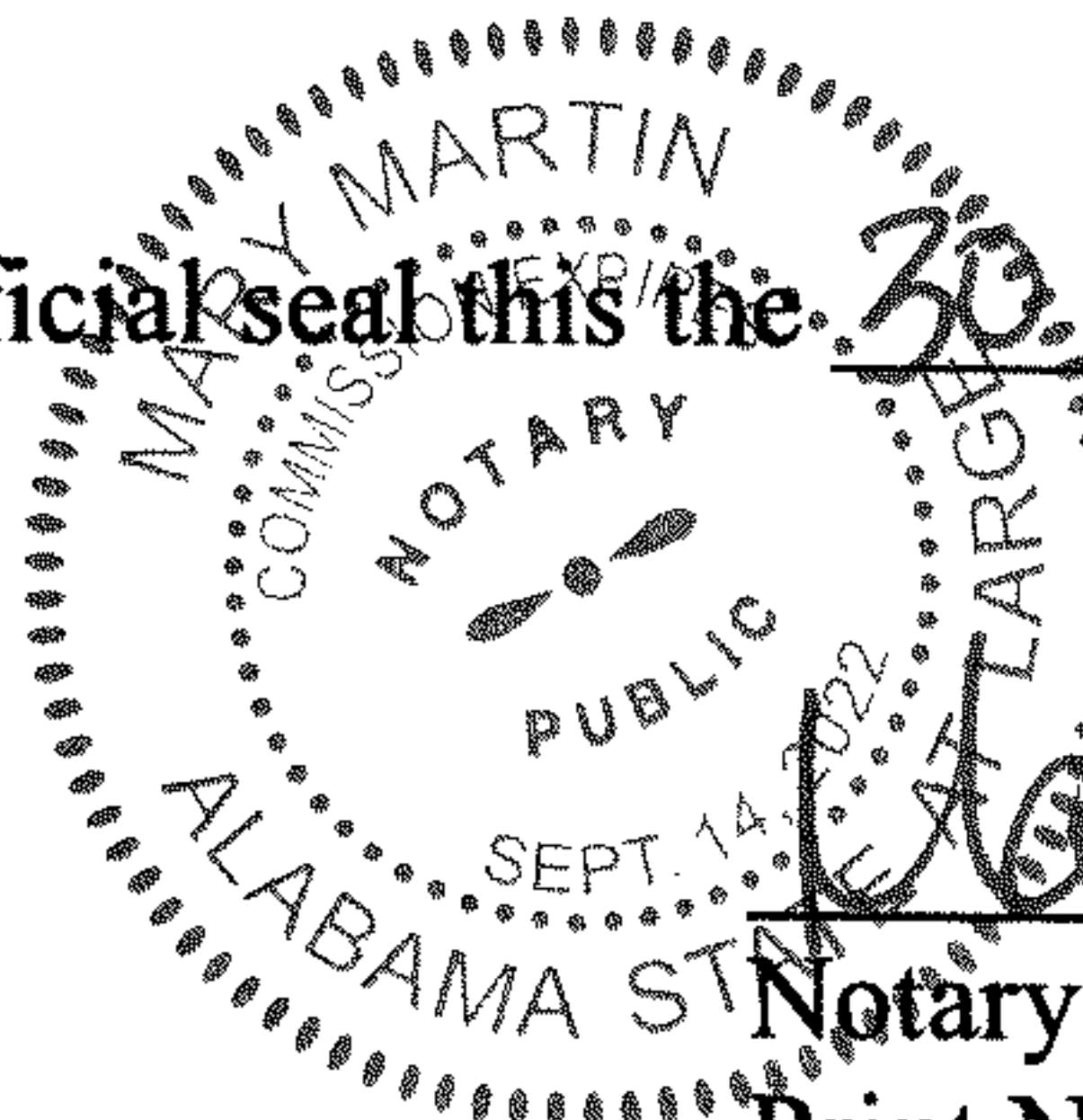
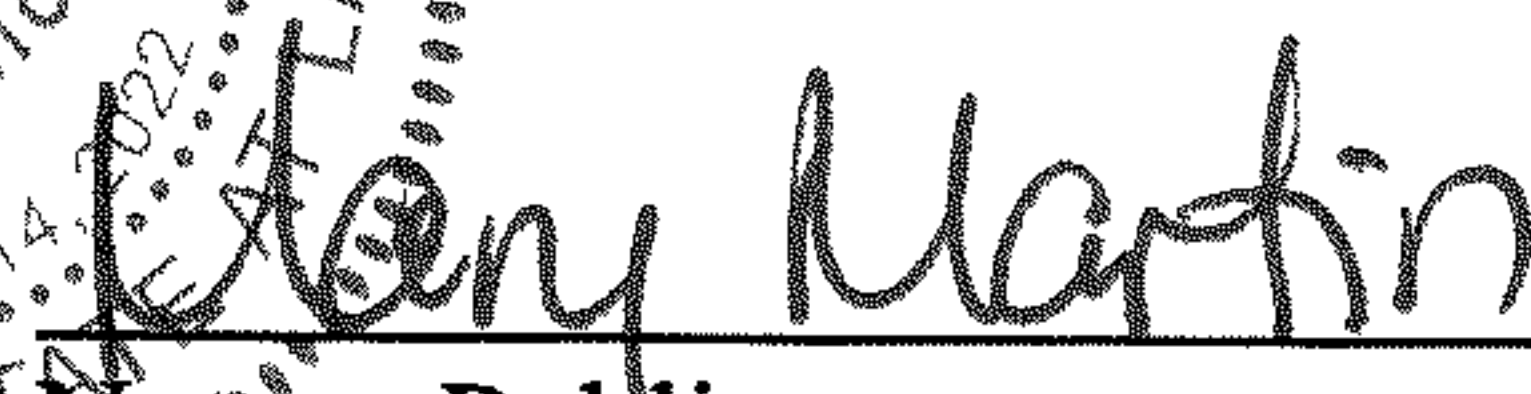
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 30 day of December, 2019.


TIFFANY PRUETT


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIFFANY PRUETT whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of December, 2019.



Notary Public
Print Name:
Commission Expires:

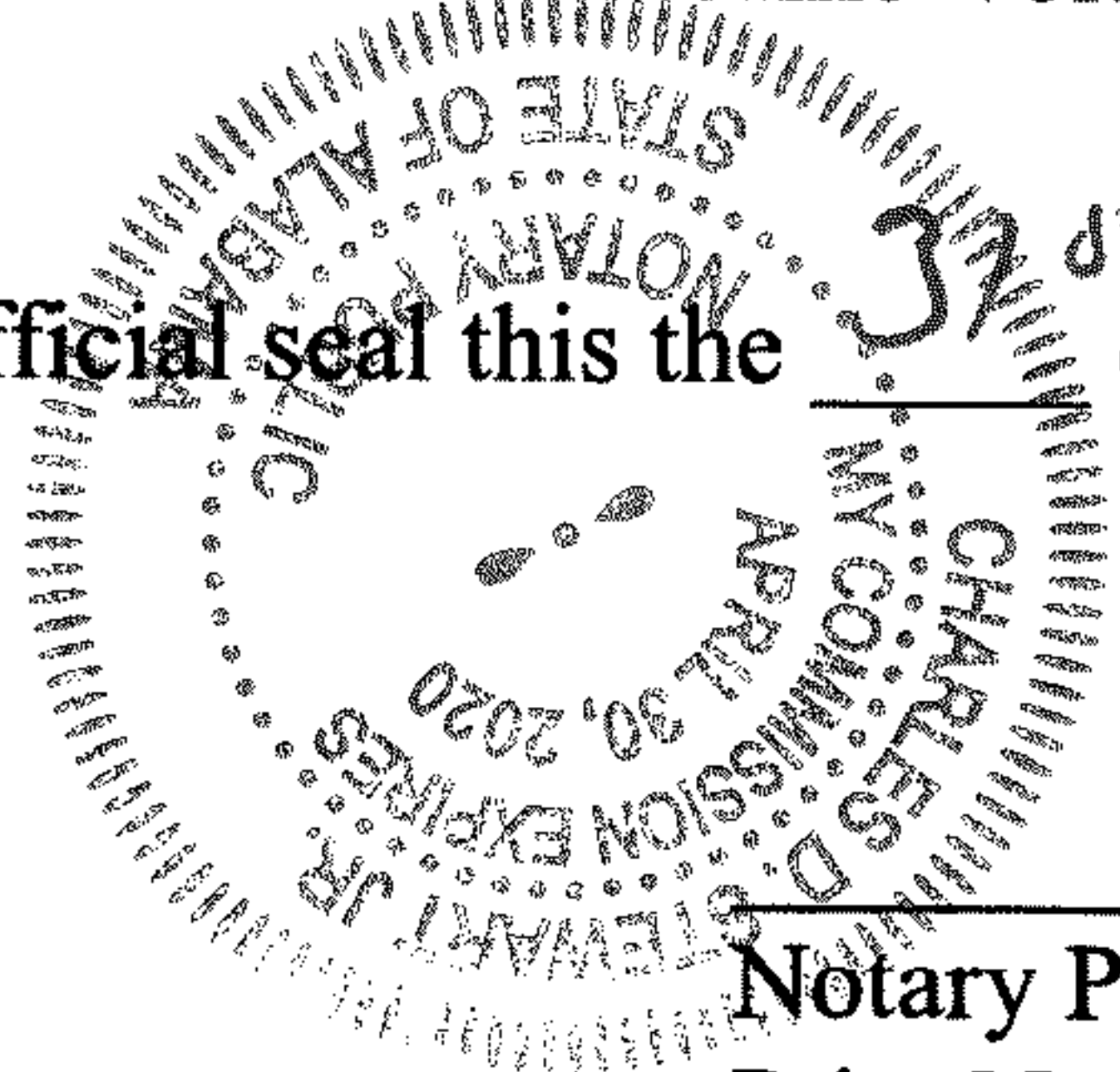

31 IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of December, 2019.


RYAN P. PRUETT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RYAN P. PRUETT whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of December, 2019.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2020 11:56:53 AM
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Allen S. Bayl

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