

Send tax notice to:
MICHAEL NORMAN ESHENBAUGH
101 HORSESHOE CIRCLE
ALABASTER, AL, 35007

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019811

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Six Thousand Five Hundred and 00/100 Dollars (\$246,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHERALENE R. EVERETT, A SINGLE INDIVIDUAL** whose mailing address is: 5291 Riverbend Trail Hoover AL 35244 (hereinafter referred to as "Grantors") by **MICHAEL NORMAN ESHENBAUGH** whose property address is: **101 HORSESHOE CIRCLE, ALABASTER, AL, 35007** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 96, according to the Survey of Stage Coach Trace, Sector 1, as recorded in Map Book 25, Page 24, 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. Easement(s), Building line(s) and restrictions(s) 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 appearing of record in Inst. No. 1999/4656, Inst. No. 1999-22219 and Inst. No. 2002/62515.

\$246,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Sheralene R. Everett is the surviving grantee of deed recorded in Inst. No. 201311130000446490. The other grantee Robert L. Everett, having died on or about the 8th day of May, 2019.

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 31st day of December, 2019.

Sheralene R. Everett
By and through Dana E. Stockli
Her Attorney in fact

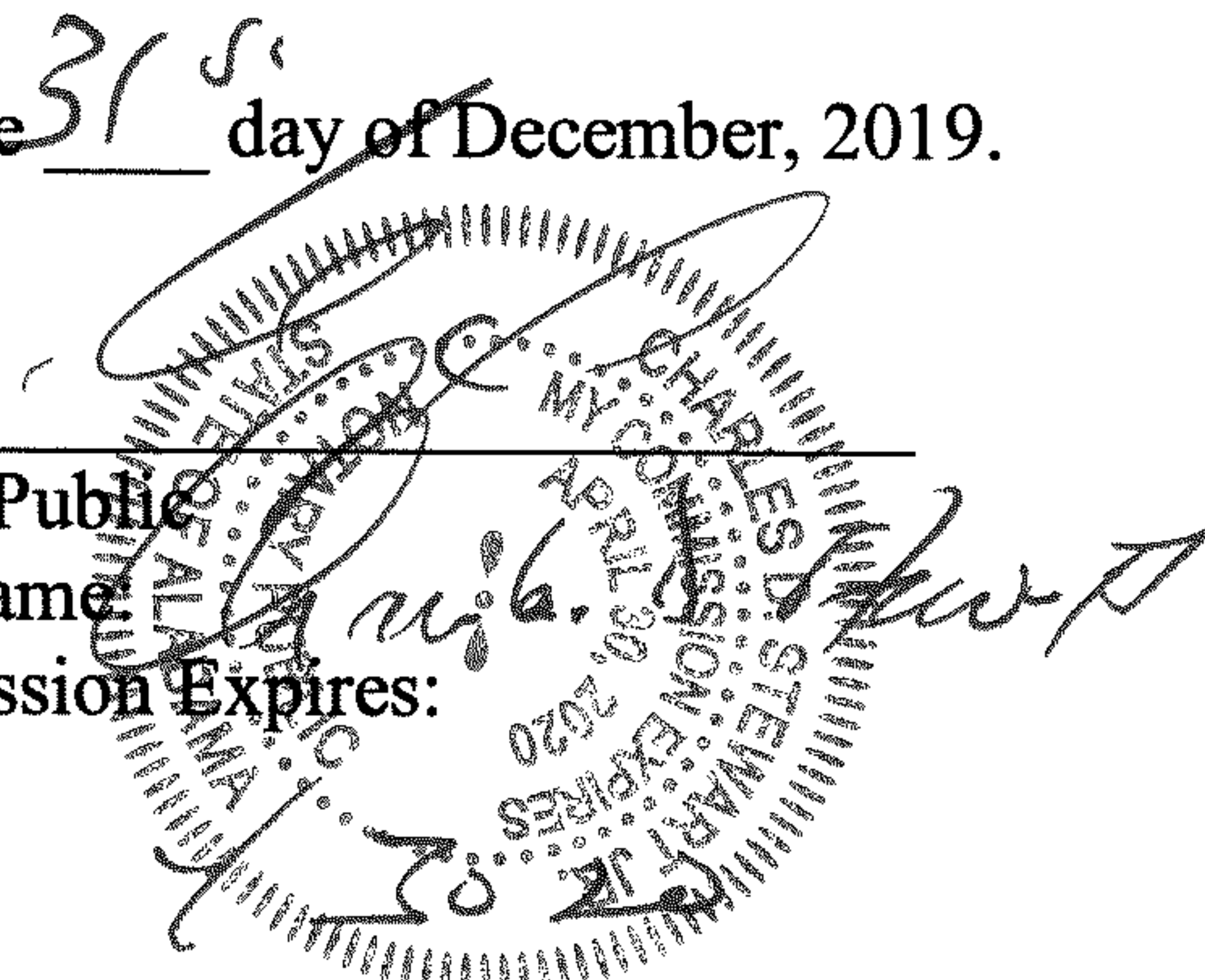
SHERALEASE R. EVERETT
By and through Dana E Stockli
Her attorney in fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dana E Stockli, whose name as Agent and Attorney in Fact for Sheralene R Everett, 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 in her capacity as Attorney in Fact for Sheralene R Everett on the day the same bears date.

Given under my hand and official seal this the 31st 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 01:22:15 PM
\$26.00 CHARITY
20200106000007250

Alex S. Bayl