

Send tax notice to:
GEORGE SEDBERRY
208 BRIDGEWATER TERRACE
HELENA, AL, 35080

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

2019687

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BRITTANY MOORE and DAMIEN M MOORE WIFE AND HUSBAND** whose mailing address is: PO Box 247 Helena AL 35080 (hereinafter referred to as "Grantors") by **GEORGE M SEDBERRY and MELANIE B SEDBERRY** whose property address is: **208 BRIDGEWATER TERRACE, HELENA, AL, 35080** 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 226, according to Amended Map of Riverwoods Second Sector, recorded in Map Book 29, Page 121, in the Office of Judge of Probate 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. Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists.
3. Right of Way to South Central Bell Telephone Company as recorded in Shelby Real 116, Page 275.
4. Right of Way granted to Alabama Power Company recorded in Deed Volume 127, Page 442
5. Restrictions and covenants in Instrument 2002-7338 and Instrument 1996-2205
6. Easement as recorded in Instrument 20030814000535930.
7. Right of Way to Alabama Power Company recorded in Instrument 2002-46365
8. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines, as shown on recorded Amended Map of Riverwoods Second Sector, recorded in Map Book 29, Page 121 in the Office of the Judge of Probate of Shelby County, Alabama
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records

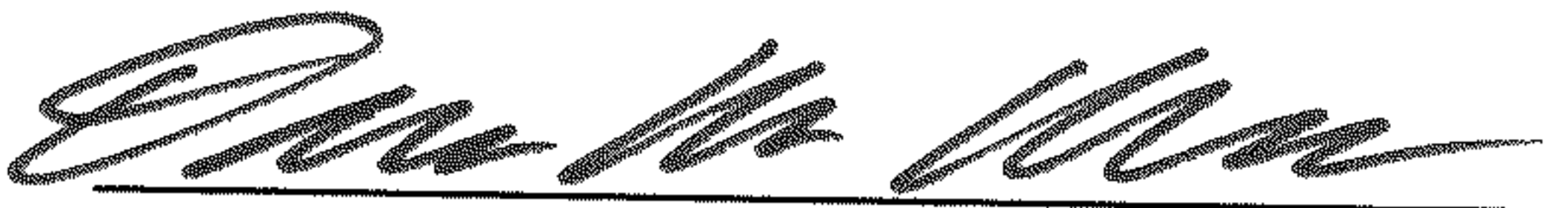
\$429,940.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 his/her hand and seal this the 3rd day of January, 2020.

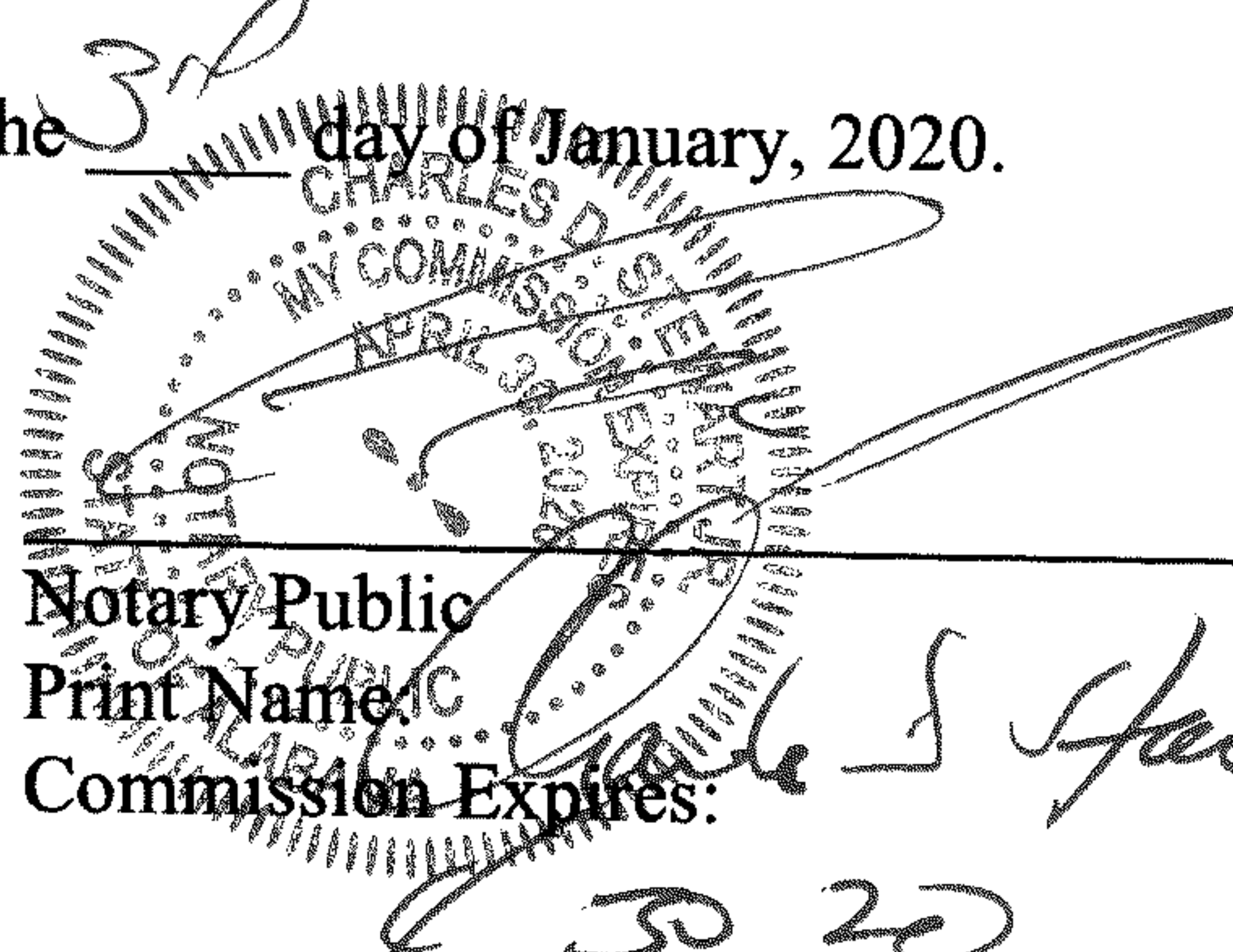

BRITTANY MOORE


DAMIEN M MOORE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRITTANY MOORE and DAMIEN M MOORE 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 3rd day of January, 2020.


Notary Public

Print Name: C

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2020 02:36:33 PM
\$26.00 CHERRY
20200106000007700

