

20200108000011880
01/08/2020 02:46:23 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Thomas H Dean and Denise Dean
3002 Heather Ln
Birmingham, AL 35242

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

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Four Hundred Thirty-Nine Thousand Nine Hundred Dollars and No Cents (\$439,900.00) in hand paid to the undersigned, **Dallas S. Davenport, II and Natalie L. Davenport**, a married couple, whose address is 3149 Woodclift Circle, Mountain Brook, AL 35243, (hereinafter "Grantor", whether one or more), by **Thomas H Dean and Denise Dean**, whose address is 412 Trace Court, Hoover, AL 35244, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

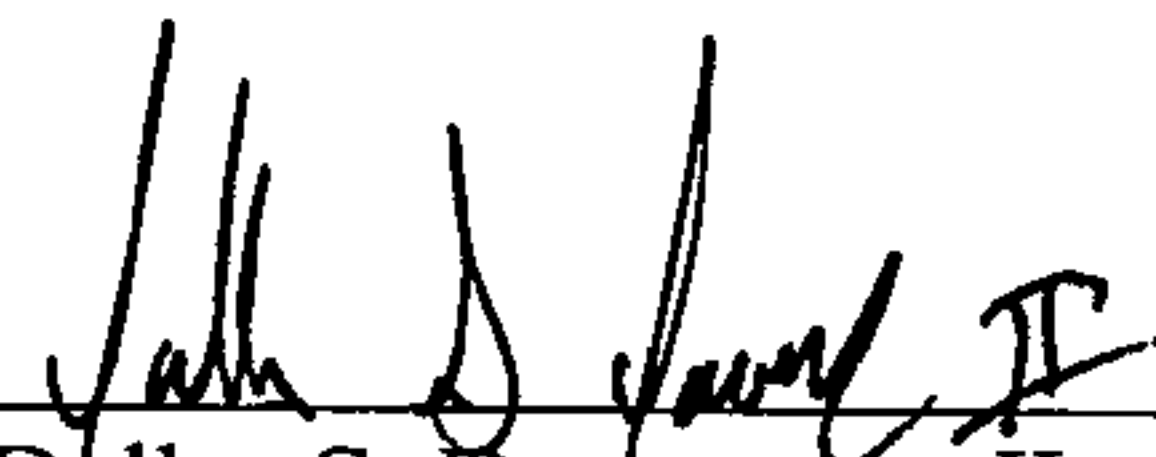
Lot 6 in Block 1 according to the Survey of Kirkwall a Subdivision of Inverness as recorded in Map Book 6, Page 152 in the Probate Office of Shelby County, Alabama..


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$351,920.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants, with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of January, 2020.


Dallas S. Davenport, II


Natalie L. Davenport

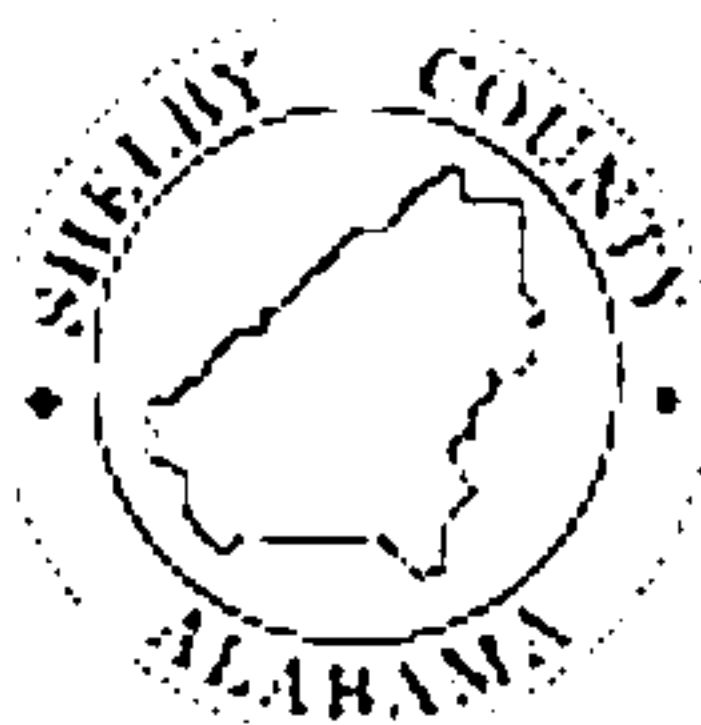
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Dallas S. Davenport, II and Natalie L. Davenport, a married couple, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3rd day of January, 2020.


Notary Public
My commission expires: 06/14/2022

KELLIE DYAR
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 14, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2020 02:46:23 PM
\$113.00 CHERRY
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