

Send tax notice to:
BARBARA ANN HAND
158 STRATFORD CIRCLE
PELHAM, AL, 35124

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

2020053

20200129000038190
01/29/2020 10:37:59 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Two Thousand Nine Hundred and 00/100 Dollars (\$232,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID H. JUHOLA and SAUNDRA FAYE JUHOLA, HUSBAND AND WIFE** whose mailing address is: 3525 Polo Parc Hoover AL 35226 (hereinafter referred to as "Grantors") by **BARBARA ANN HAND** whose property address is: **158 STRATFORD CIRCLE, PELHAM, AL, 35124** 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 15, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, 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. Declaration of Protective Covenants and Restrictions in Instrument 20181120000410720.
3. Set back lines and easements as shown on record plat.
4. Protective covenants and restrictions as recorded in Book 319, page 643.
5. Transmission line permits to Alabama Power Co., as recorded in Deed Book 101, page 551, and Deed Book 127, page 63.
6. Right of way to Shelby County as recorded in Deed Book 135, page 364.
7. Subject to a 30 foot right of way easement as conveyed in Deed Book 223, page 991.
8. Water and sewer easement to the City of Pelham, as recorded in Book 111, page 673.
9. Mineral and mining rights as recorded in Deed Book 6, page 22.
10. Right of way to Alabama Power Company as recorded in Real 333, page 110.

11. Restrictive Covenants to Alabama Power Company recorded in Real 364, page 394.
12. Easement for overhead and underground wires to Alabama Power Company recorded in Real 377, page 412.
13. Declaration of Protective Covenants and restrictions of Stratford Place as recorded in Instrument #20040813000454500.

\$167,900.00 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 22nd day of January, 2020.



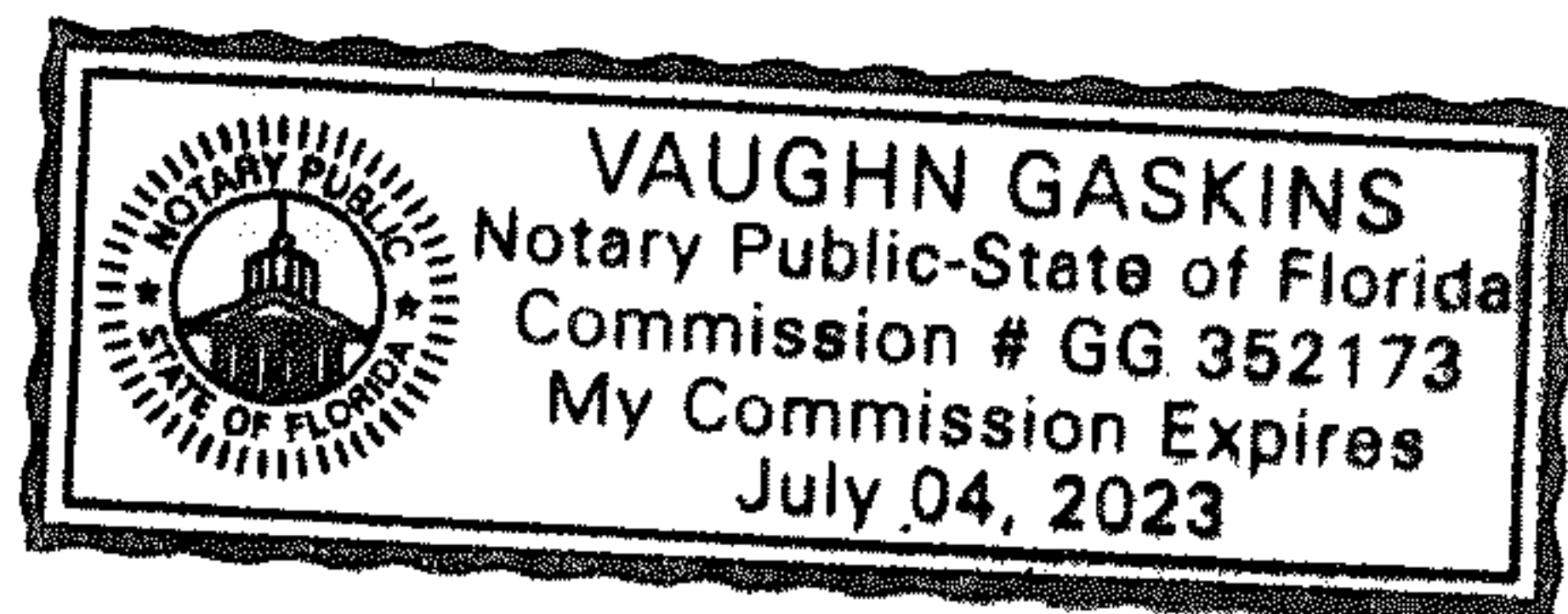
DAVID H. JUHOLA

STATE OF FLORIDA

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID H. JUHOLA 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 27th day of January, 2020.





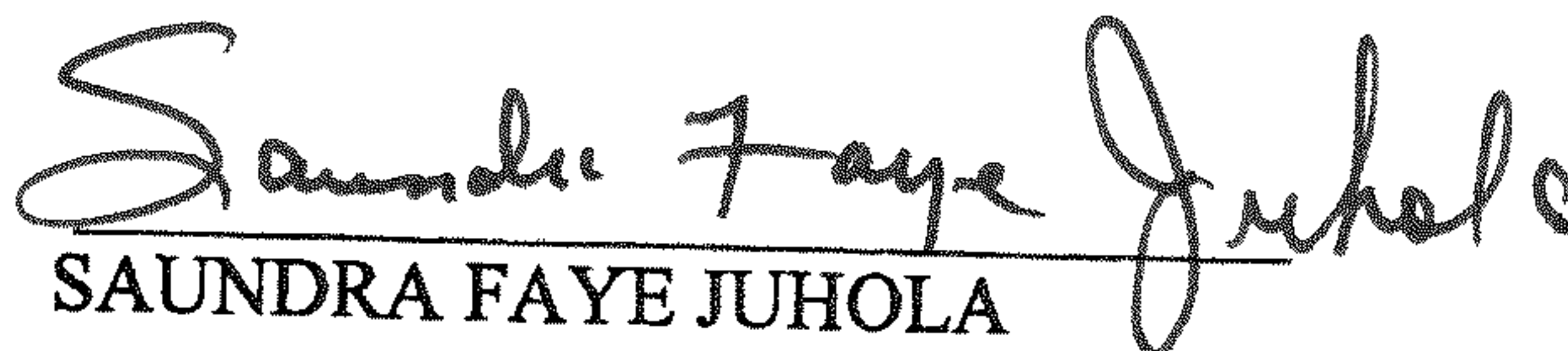
Notary Public

Print Name:

Commission Expires:

VAUGHN GASKINS
07/04/2023

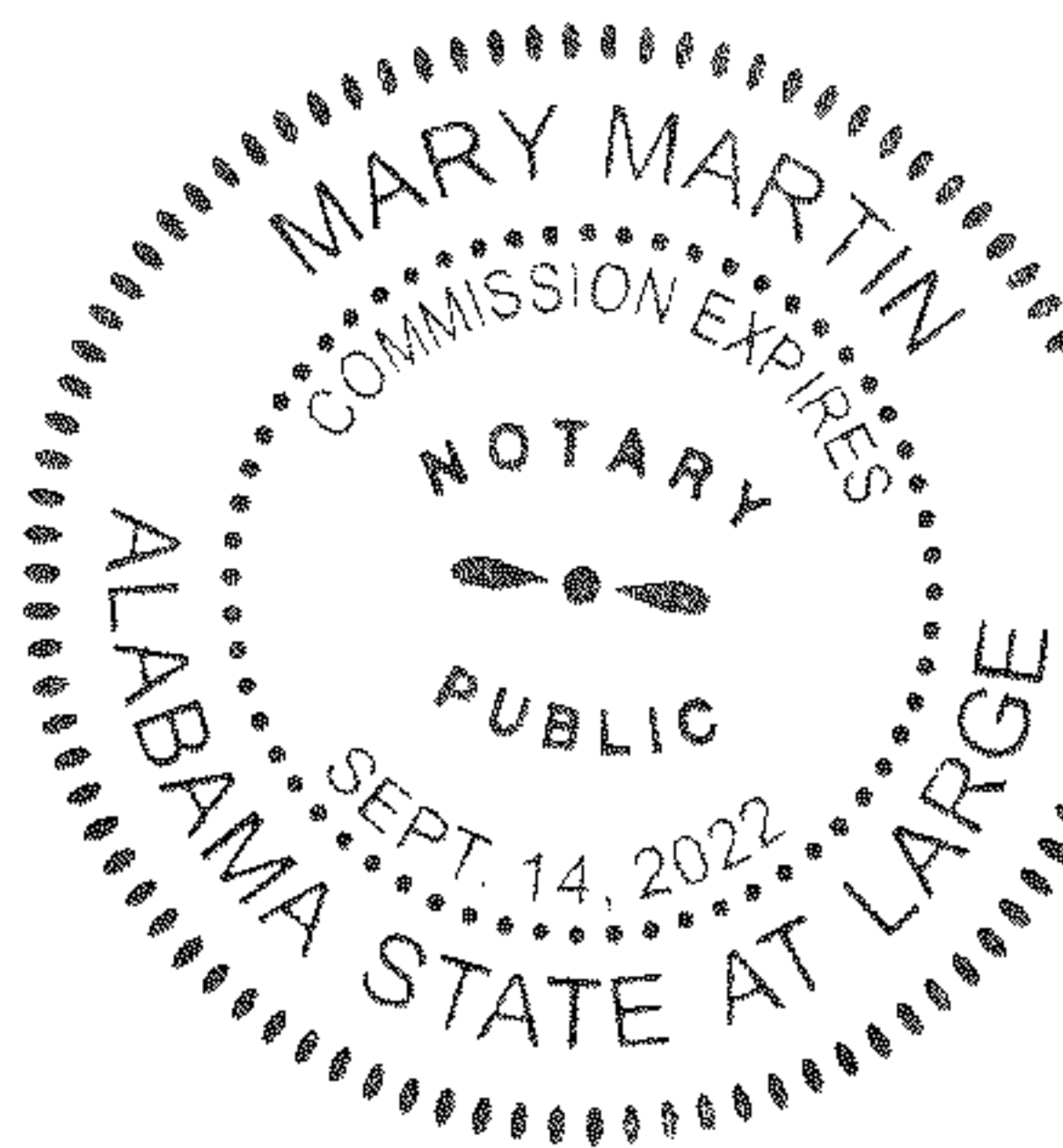
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23 day of January, 2020.

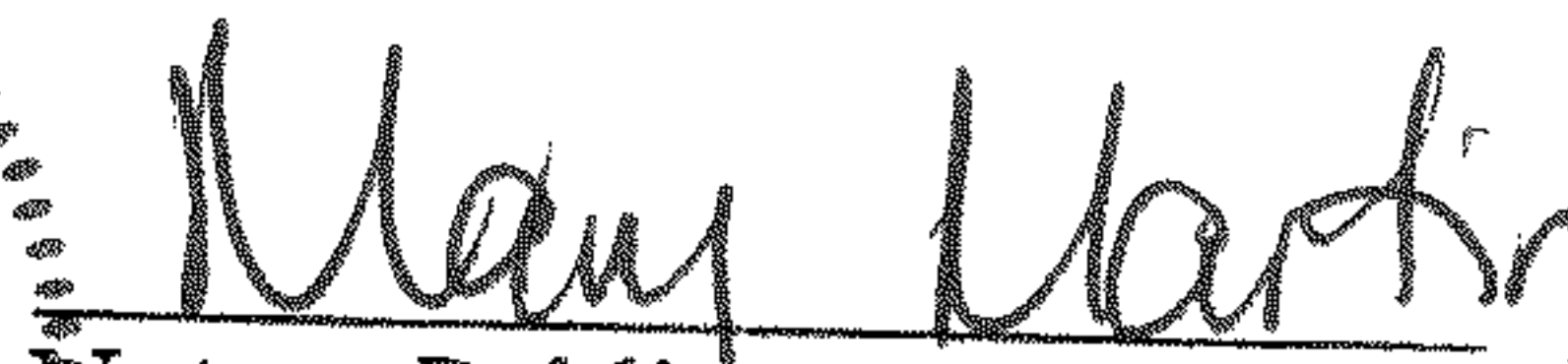

SAUNDRA FAYE JUHOLA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAUNDRA FAYE JUHOLA 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 23 day of January, 2020.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2020 10:37:59 AM
\$93.00 CHERRY
20200129000038190

