

Send tax notice to:
Katrina and Brandon Dodson
3316 Culloden Way
Birmingham, AL 35242
BHM1901596

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Twenty Seven Thousand and 00/100 Dollars (\$327,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Jeffrey E. Cwynar and Dawn C. Cwynar, a married couple**, whose mailing address is: **3092 Brookhill Dr, Birmingham, AL 35242** (hereinafter referred to as "Grantors"), by **Katrina Nicole Dodson and Brandon Dodson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 5, in Block 10, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Page 135 and 136, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

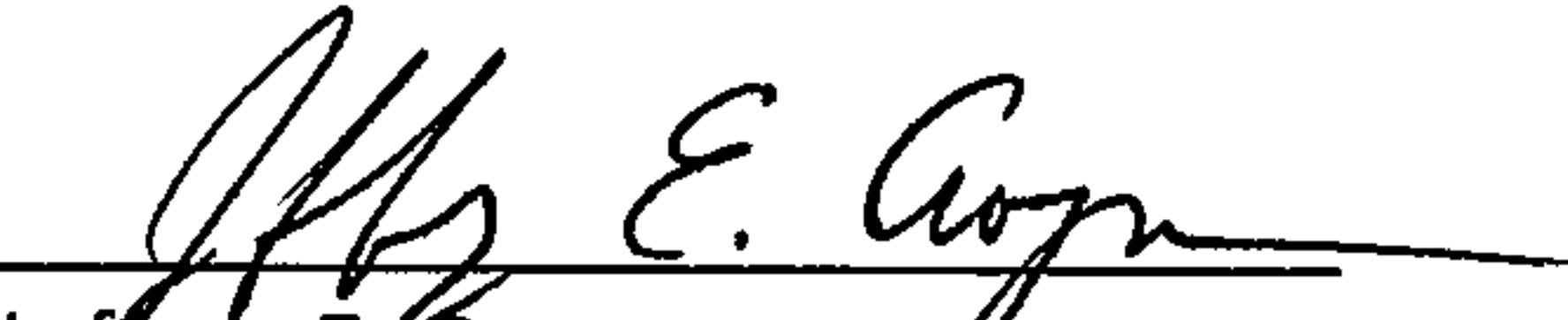
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.


\$294,300.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Jeffrey E. Cwynar and Dawn C. Cwynar have hereunto set their signature(s) and seal(s) on January 29, 2020.



Jeffrey E. Cwynar


Dawn C. Cwynar

STATE OF ALABAMA
COUNTY OF JEFFERSON

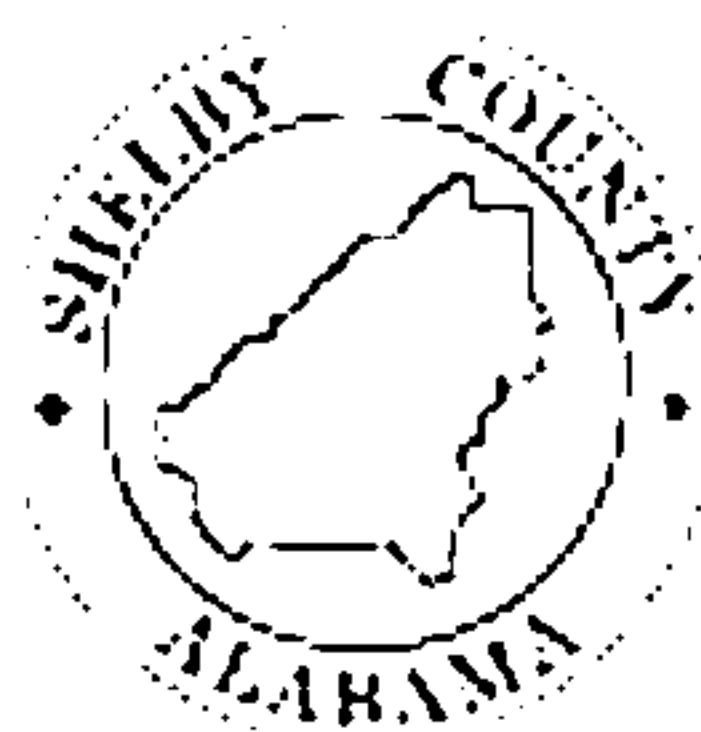
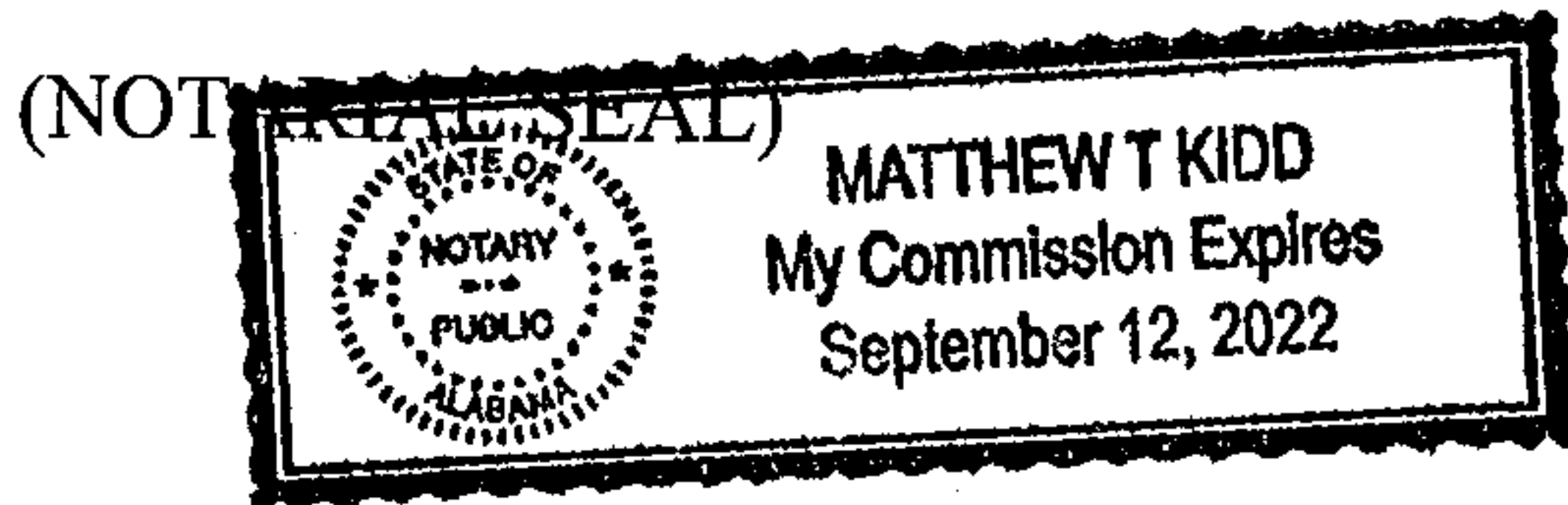
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey E. Cwynar and Dawn C. Cwynar, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of January, 2020.


Notary Public

Print Name: Matthew T Kidd

Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2020 01:47:20 PM
\$352.00 CHERRY
20200129000038700

