

20200203000044800  
02/03/2020 03:10:29 PM  
DEEDS 1/2

Send tax notice to:  
Ted P. Cook and Sarra Kaylyn York  
119 Ashton Woods Drive  
Chelsea, Alabama 35043  
CHL1900121

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 **Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Christen M. Cline and Clayton Baker, husband and wife**, whose mailing address is:

11174 Highway 41 South Leeds AL 35094  
(hereinafter referred to as "Grantors"), by **Ted P. Cook and Sarra Kaylyn York** (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 4, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, Page 160, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

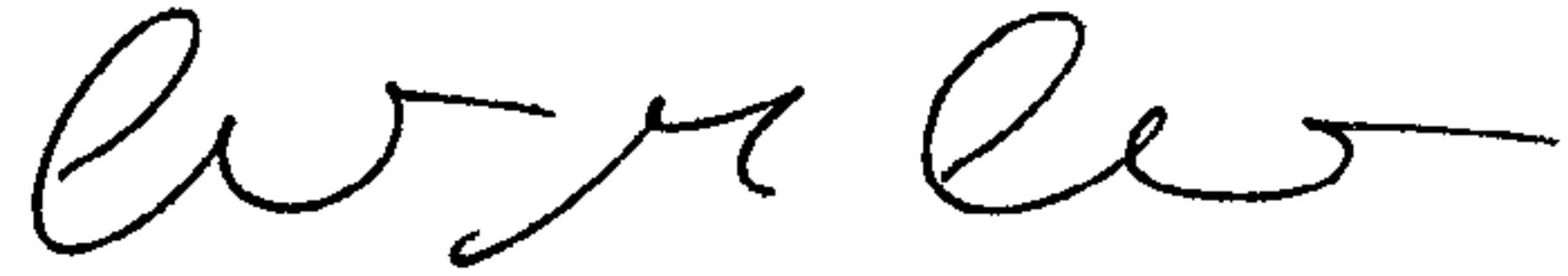
**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.**

**\$208,160.00 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), Christen M. Cline and Clayton Baker have hereunto set their signature(s) and seal(s) on January 31, 2020.



Christen M. Cline



Clayton Baker

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christen M. Cline and Clayton Baker, 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 31<sup>st</sup> day of January, 2019.

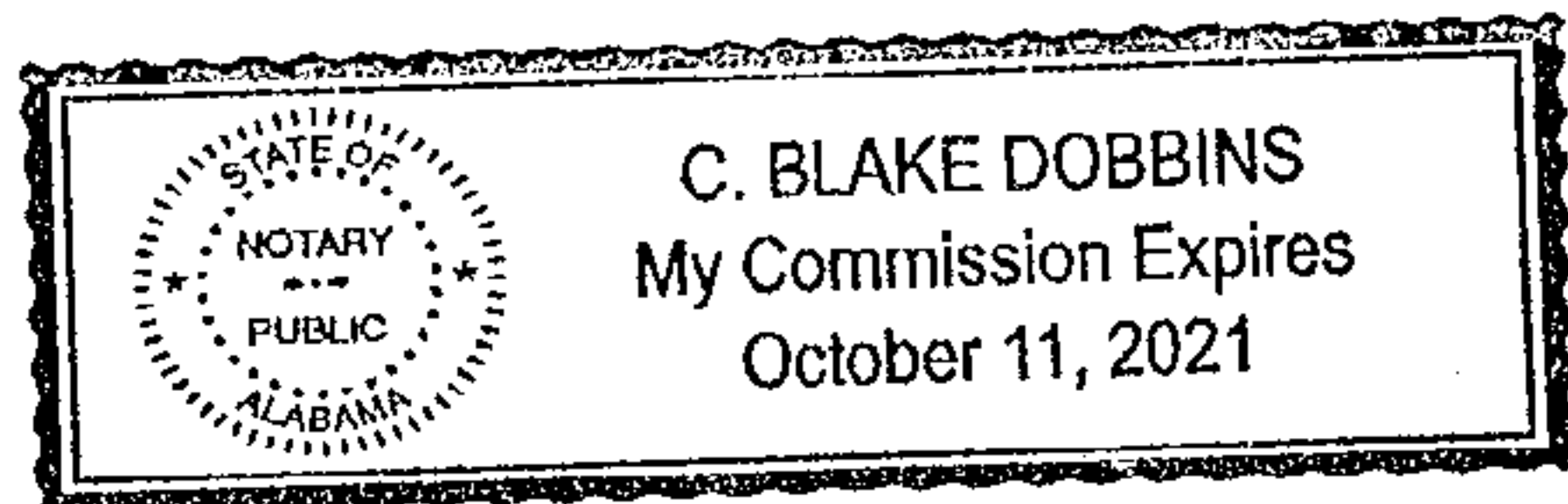


Notary Public

Print Name: *C. Blake Dobbins*

Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/03/2020 03:10:29 PM  
\$29.00 MISTI  
20200203000044800

*Allen S. Bayl*