

Send tax notice to:
MICHAEL GRISETTI
3705 CUMBERLAND TRACE
BIRMINGHAM, AL, 35242

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

2020085

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$469,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **T2, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: *60234 Eagle Point Cir. Birmingham AL 35242* (hereinafter referred to as "Grantor") by **MICHAEL GRISETTI and CATHERINE L GRISETTI** whose property address is: **3705 CUMBERLAND TRACE, BIRMINGHAM, AL, 35242** (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 17, according to the Survey of Meadow Brook Estates, 2nd Sector, 2nd Phase, as recorded in Map Book 7, Page 130, 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. Easement and building lines as shown on recorded map.
3. Permit to Alabama Power Company, as recorded in Deed Book 146, Page 391 in said Probate Office.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 21, page 742 and amended in Misc. Book 29, page 929, in the Probate Office of Shelby County, Alabama.
5. Permits to Alabama Power Company and South Central Bell as recorded in Deed Book 318, Page 412, Deed Book 318, Page 414 and Deed Book 318, Page 416 in said Probate Office.
6. Agreement with Alabama Power Company as recorded in Misc. Book 48, page 880 in said Probate Office.
7. Option granted to Southern National Gas Company as recorded in Volume 146, Page 301, in said Probate Office.
8. All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to First Bank of Jasper, a Division of Synovus Bank, dated 04/05/2019, and recorded on 04/09/2019, in Instrument No. 20190409000115450, in the Probate Office of Shelby, County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America

\$446,405.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, T2, LLC, by C ALAN THOMPSON AND LISA E THOMPSON, its members, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 14th day of February, 2020.

T2, LLC

C Alan Thompson
BY: C ALAN THOMPSON, MEMBER

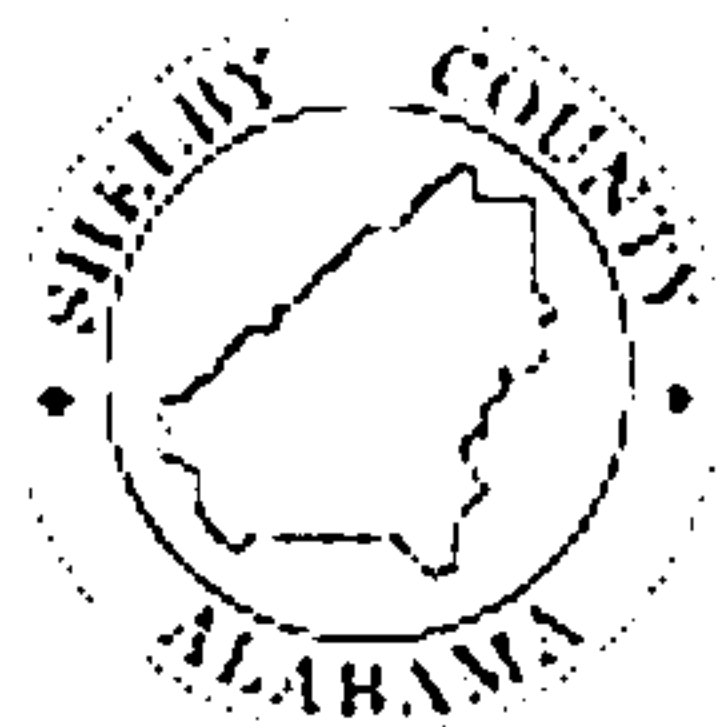
Lisa E. Thompson
BY: LISA E THOMPSON, MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C ALAN THOMPSON AND LISA E THOMPSON, whose names as Members of T2, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 14th day of February, 2020.

Charles S. Stewart Jr.
Notary Public
Print Name: Charles S. Stewart Jr.
Commission Expires: 3/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/18/2020 11:53:04 AM
\$48.50 CHERRY
20200218000065580

Allie S. Bevil