

20200302000081790
03/02/2020 12:56:36 PM
DEEDS 1/2

Send tax notice to:
MICHAEL E. BREWER
4313 CROSSINGS PLACE
HOOVER, 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

2020077

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars (\$374,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL K SMITH and FAITH S SMITH, HUSBAND AND WIFE** whose mailing address is: 1148 Boukley Lane Hoover AL 35242 (hereinafter referred to as "Grantors") by **MICHAEL E. BREWER and JANEILLE BREWER** whose property address is: **4313 CROSSINGS PLACE, HOOVER, 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 381, according to the Survey of Caldwell crossings Third Sector, as recorded in Map Book 33, Page 154, 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(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-way granted to Shelby County recorded in Volume 2331 Page 700; Volume 216, Page 29 and Volume 282, Page 115.
5. Right-of-way granted to Alabama Power Company recorded in Real Volume 142, Page 148.
6. Right-of-way granted the City of Hoover recorded in Inst. No. 2000-40742, Inst. No. 2000-40741 and Inst. No. 2000-25988.
7. Restrictions and covenants appearing of record In Inst. No. 2002-02381 and Inst. No. 2004-5776.

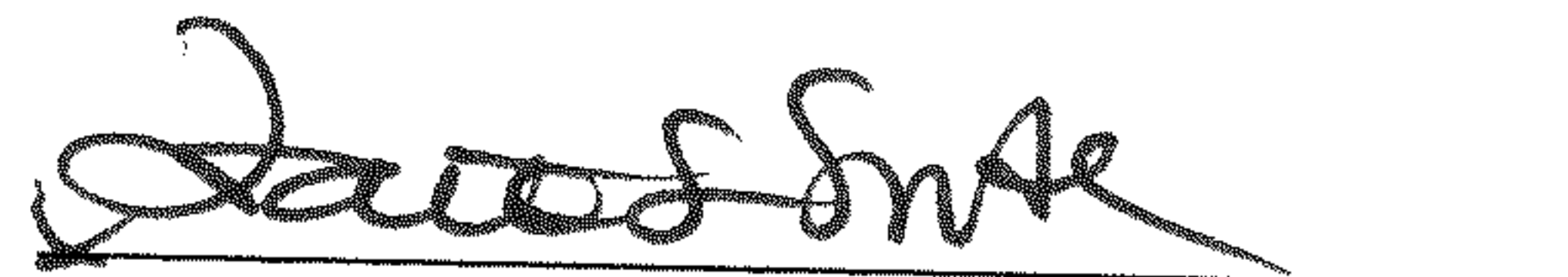
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 27th day of February, 2020.


MICHAEL K SMITH


FAITH S SMITH

STATE OF ALABAMA
COUNTY OF SHELBY

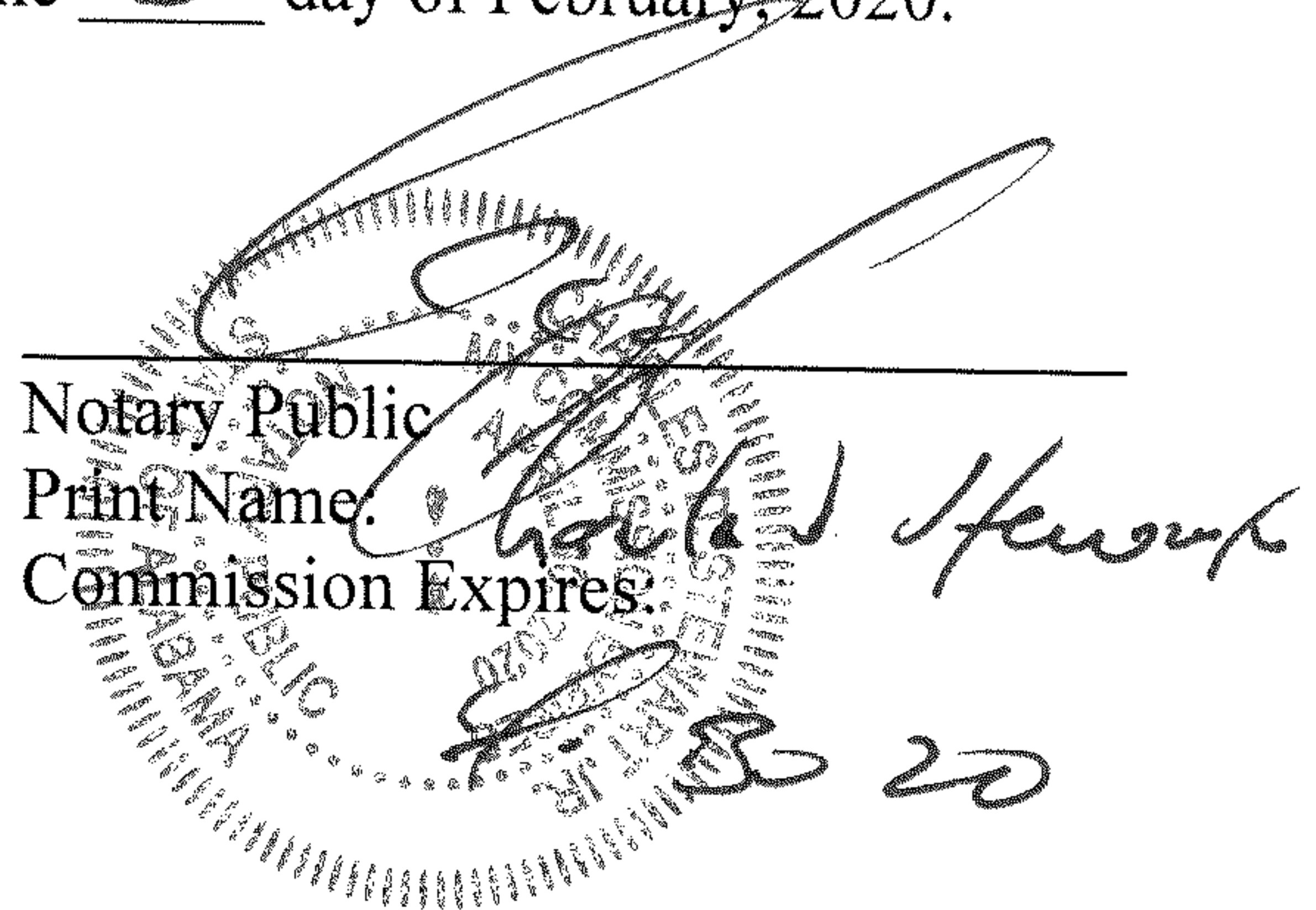
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL K SMITH and FAITH S SMITH whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument,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

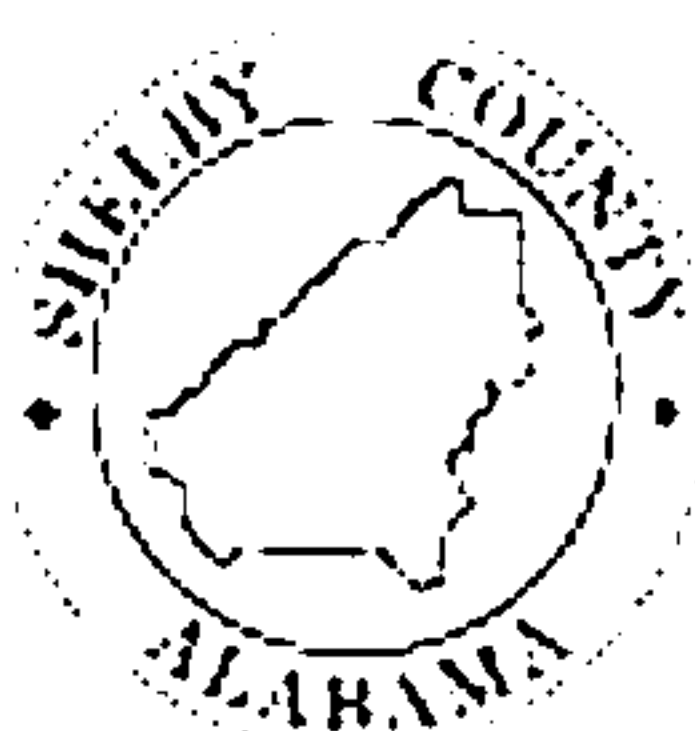
Given under my hand and official seal this the 27th day of February, 2020.

Notary Public

Print Name.

Commission Expires:


The notary seal is circular with the text "NOTARY PUBLIC" and "SHELBY COUNTY ALABAMA" around the perimeter. The commission expiration date "02/28/20" is stamped in the center. A handwritten signature is written over the seal.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2020 12:56:36 PM
\$400.00 CHARITY
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