

Send tax notice to:
ZACHARY M VORENKAMP
1925 INDIAN LAKE DRIVE
BIRMINGHAM, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020071T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Eight Thousand and 00/100 Dollars (\$238,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DONALD L ALBRIGHT and DONNA ALBRIGHT, husband and wife**, whose mailing address is: 793 Billy Boy Rd Freport FL 32439 (hereinafter referred to as "Grantors") by **ZACHARY M VORENKAMP and HANNAH L VORENKAMP** whose property address is: **1925 INDIAN LAKE DRIVE, BIRMINGHAM, AL, 35244** 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 2, First Sector, Indian Valley Lake Estates, recorded in Map Book 5, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Indian Lake Estates - 1st Sector as recorded in Map Book 5, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 127, Page 140.
4. Transmission Line Permit granted to Alabama Power Company in Book 282, Page 307.
5. Covenants, Conditions and Restrictions as recorded in Book 16, Page 768, Book 2, Page 298, Book 4, Page 187, Book 7, Page 98, Book 8, Page 166, Book 3, Page 717, Book 5, Page 815, and Book 69, Page 582.

\$230,860.00 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 21st day of February, 2020.


DONALD L ALBRIGHT

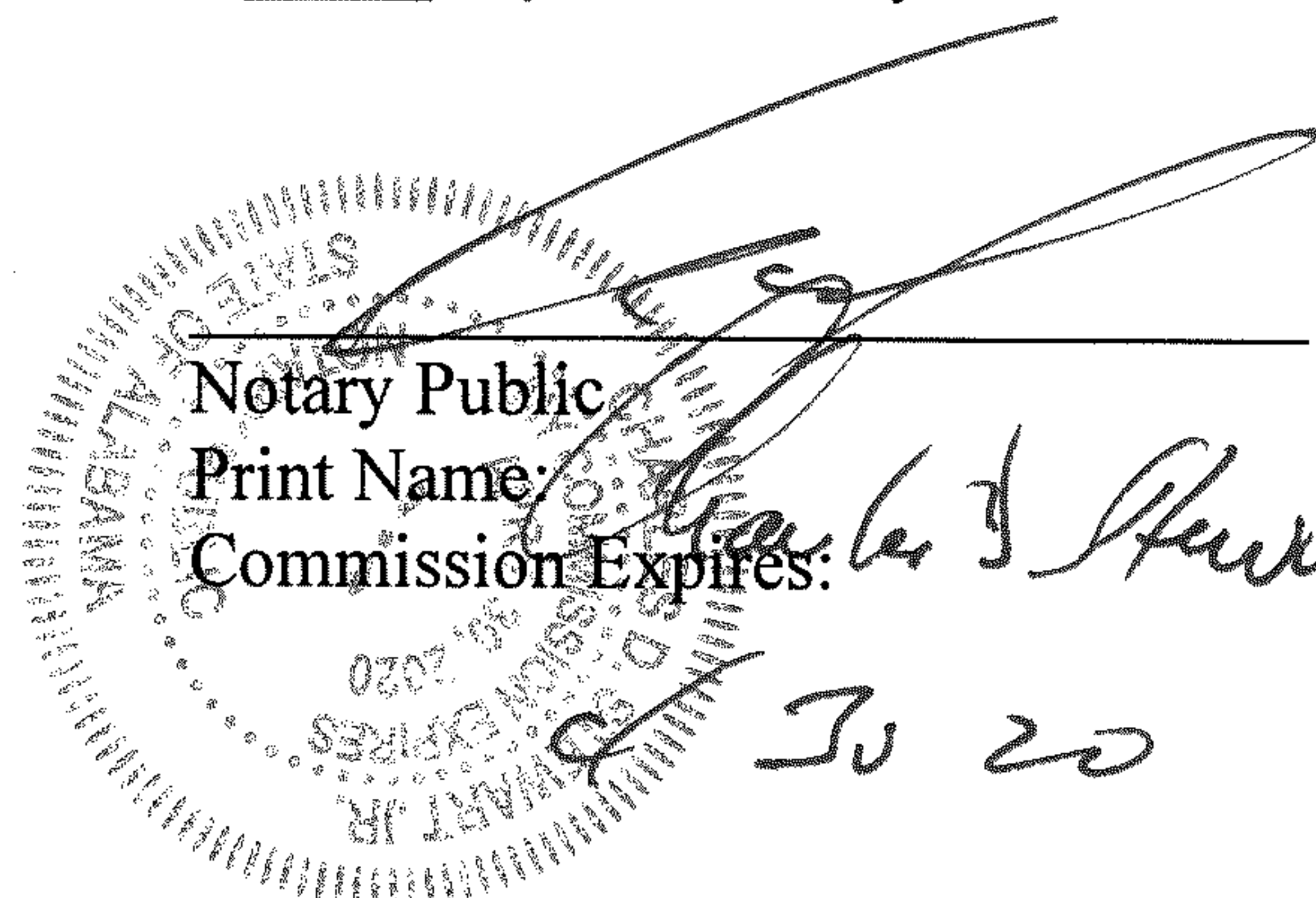

DONNA ALBRIGHT

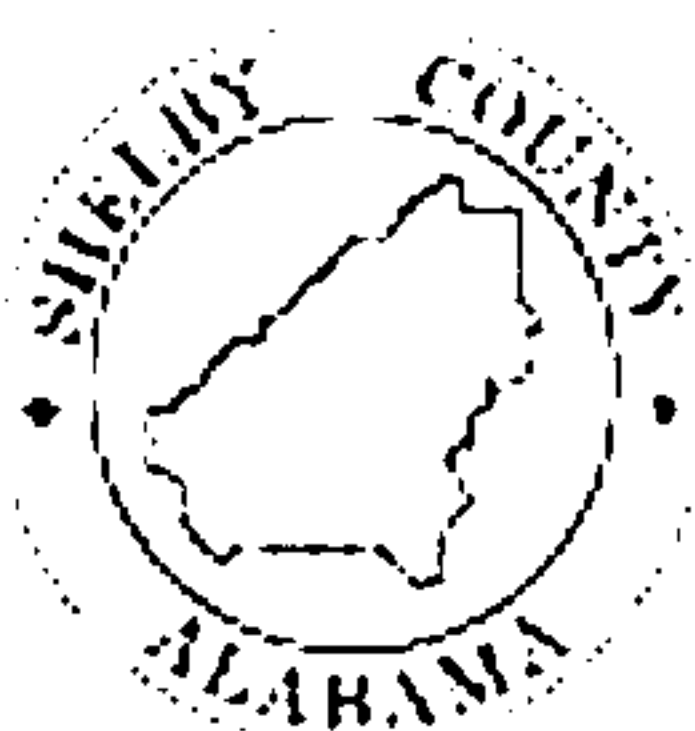
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD L ALBRIGHT and DONNA ALBRIGHT 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: Charles J Stewart I
Commission Expires: 03/30/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2020 12:59:38 PM
\$32.50 CHARITY
20200302000081810

