

Send tax notice to:
MARY J DEAN
260 BELMONT WAY
CHELSEA, AL, 35043

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

2020196

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$199,999.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TANYA ALAYNE HOLLINS, A SINGLE INDIVIDUAL** whose mailing address is: 2810 Routh Creek Pkwy #2109, Richardson, TX 75082 (hereinafter referred to as "Grantors") by **MARY J DEAN A/K/A MARY JO DEAN** whose property address is: **260 BELMONT WAY, CHELSEA, AL, 35043** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 247A, according to the Resurvey of Lots 231-254, TheVillage at Polo Crossing, Sector I, as recorded in Map Book 41, 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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Easement to Alabama Power Company recorded in Instrument 1995-22455, in the Probate Office of Shelby County, Alabama.
5. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20070418000180080, in the Probate Office of Shelby County, Alabama.
6. Easement to BellSouth Telecommunications, as recorded in Instrument 20070418000178850, in the Probate Office of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions for Polo Crossings and The Village at Polo Crossings recorded in Instrument 20071008000469200; First Amendment recorded in Instrument 20080512000192610; Second Amendment recorded in Instrument 20100325000086330; Third Amendment recorded in Instrument 20100618000195550 and Assignment of Developers Rights recorded in Instrument 20100325000086360, in the Probate Office of Shelby County, Alabama.
9. Articles of Organization of Polo Crossings Owners Association, Inc., as recorded in Instrument 20071008000469190, in the Probate Office of Shelby County, Alabama.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto; release of damages;

Conditions, Covenants and Restrictions, as recorded in Instrument
20071008000469280, in the Probate Office of Shelby County, Alabama.

11. Minerals, Resources and Groundwater Deed recorded in Instrument
20120224000066030, in the Probate Office of Shelby County, Alabama.

\$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.

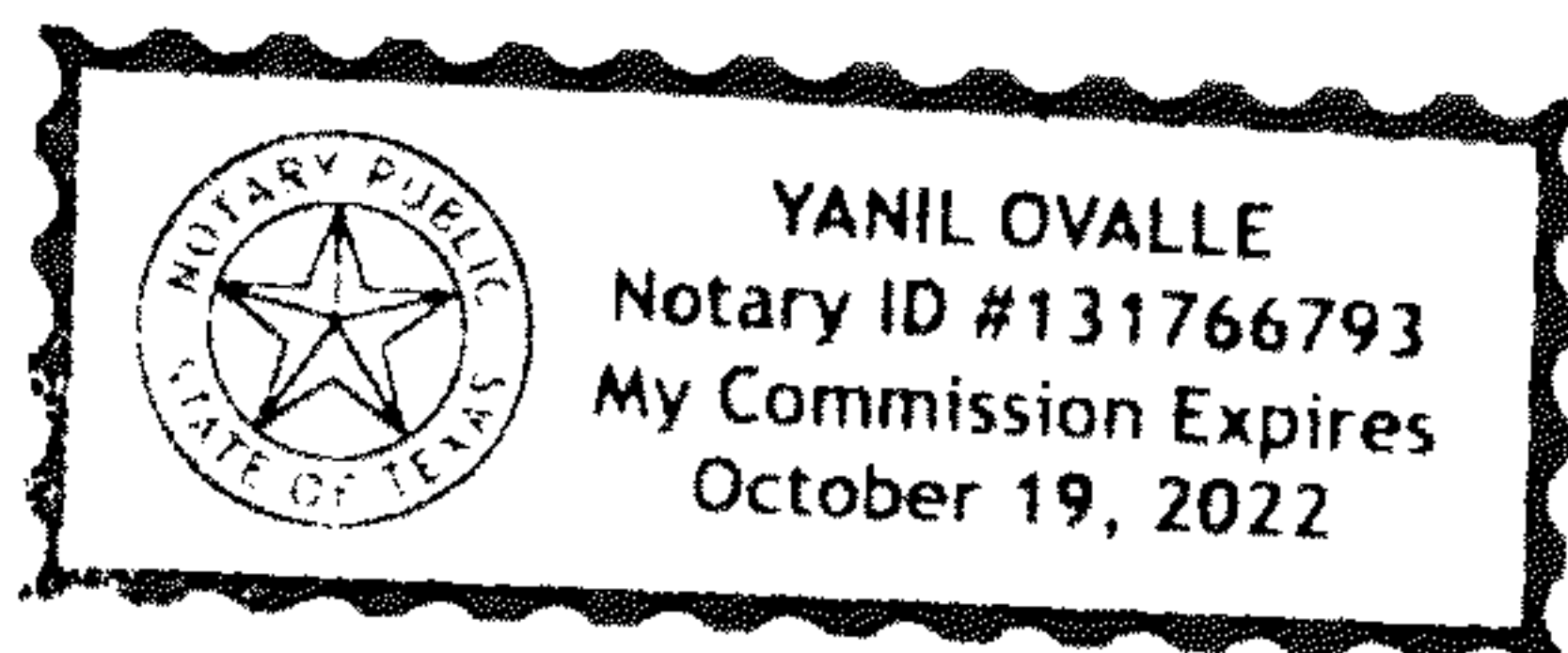
23 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the
day of March, 2020.

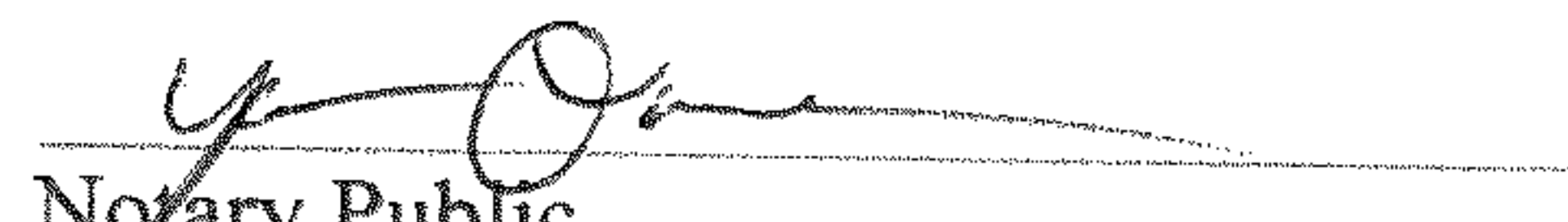

TANYA ALAYNE HOLLINS

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TANYA ALAYNE HOLLINS 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 23rd day of March, 2020.




Notary Public
Print Name: Yanil Ovalle
Commission Expires: October 19, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2020 01:43:57 PM
\$225.00 JESSICA
20200402000129470

