

Send tax notice to:
KYLE L TATUM
70 BURNHAM STREET
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

2020206

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **GENTRY GONZALEZ and BRITNEY GONZALEZ, husband and wife**, whose mailing address is: 8163 Castlehill Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by **KYLE L TATUM and ANDREA TATUM** whose property address is: **70 BURNHAM STREET, 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 12-04, Block 12, according to the Survey of Mt. Laurel Phase II, as recorded in Map Book 30, Page 10, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

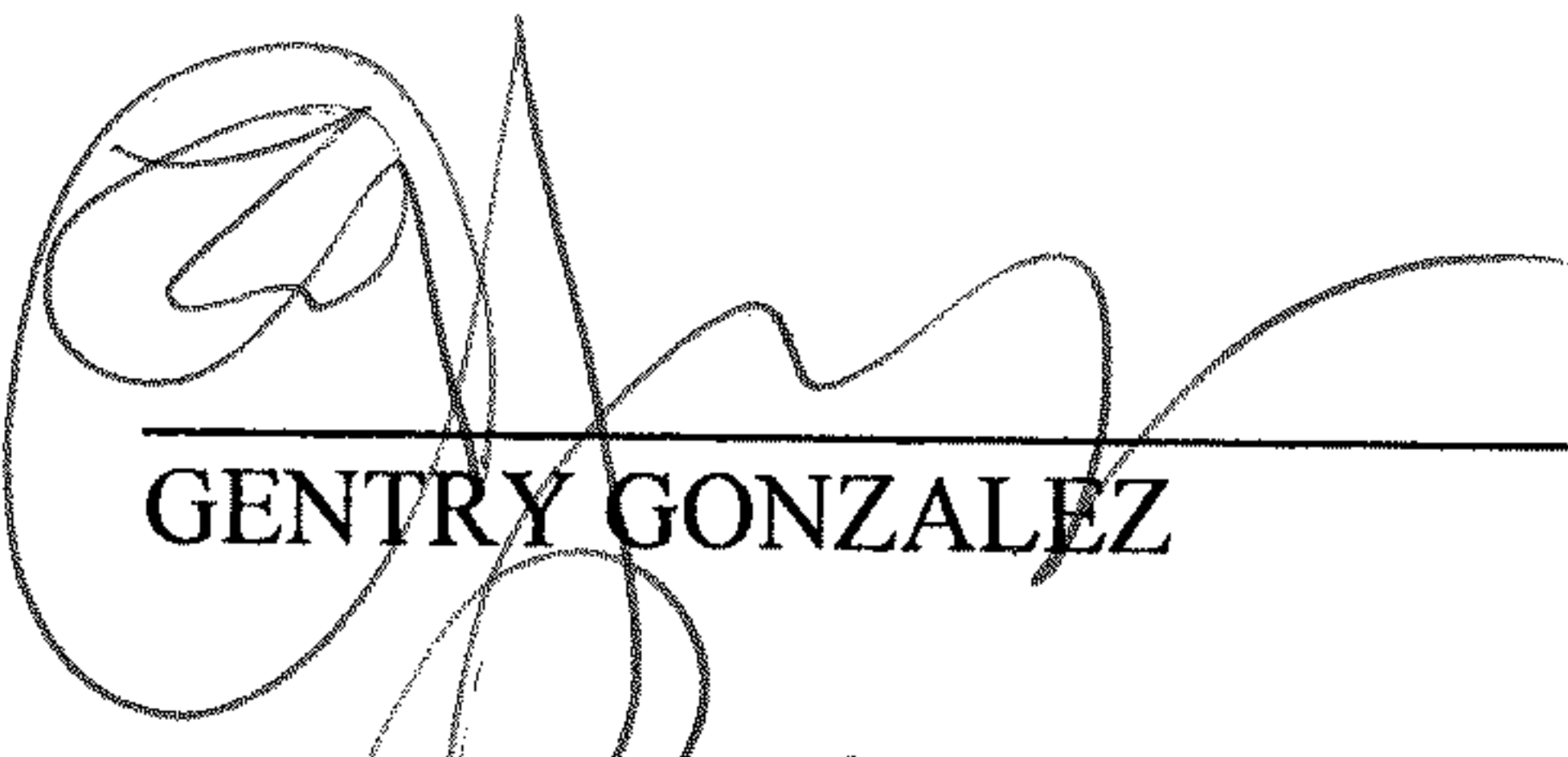
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
4. Easement as recorded in Instrument No. 2003-18453.
5. Restrictions appearing of record in Instrument No. 2004-56911; Instrument No. 2005-9693 and Instrument No. 20040525000276940.

\$365,000.00 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 1st day of April, 2020.

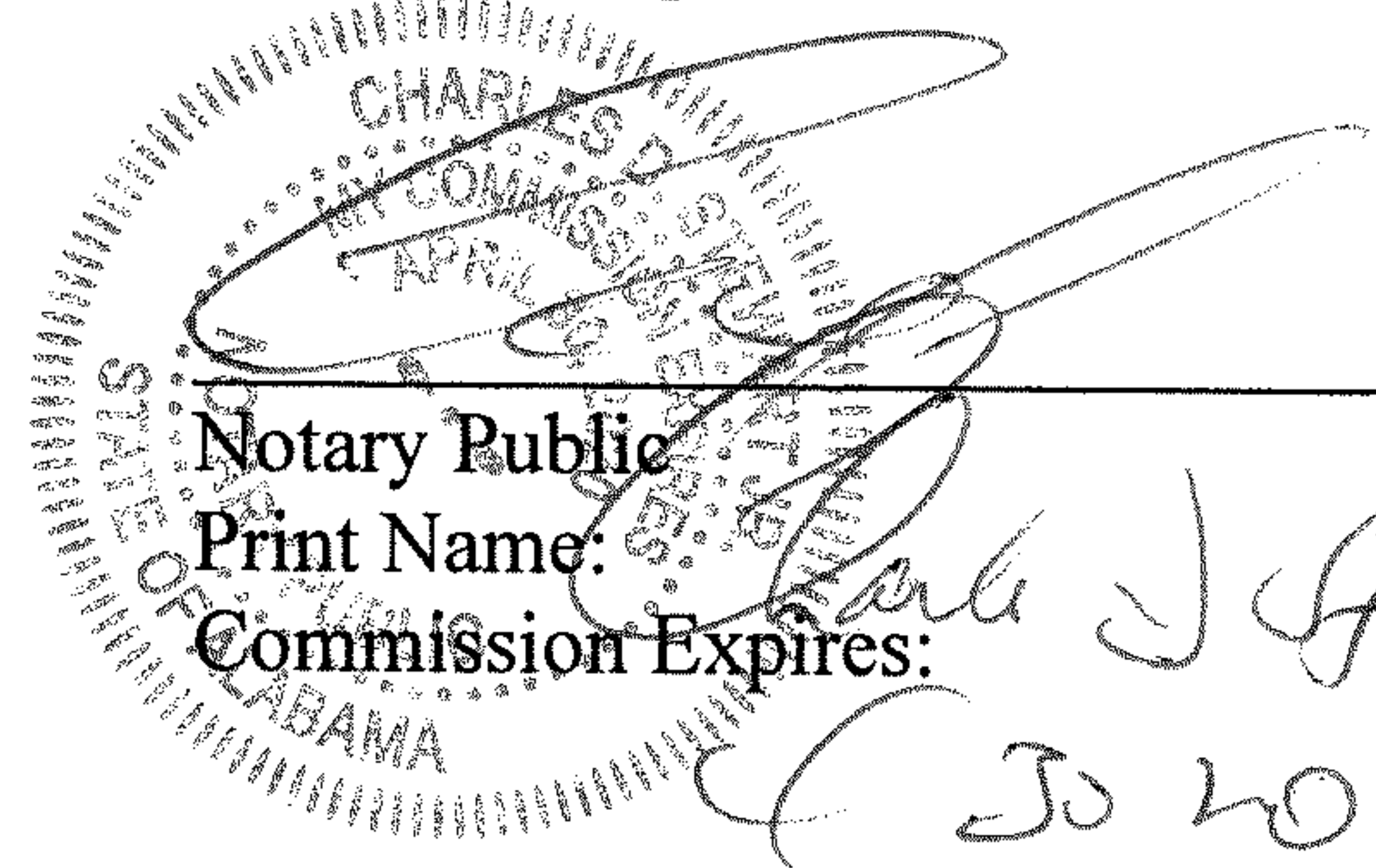

GENTRY GONZALEZ

BRITNEY GONZALEZ

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that GENTRY GONZALEZ and BRITNEY GONZALEZ 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 1st day of April, 2020.


Notary Public
Print Name: Charles D. Hunt
Commission Expires: 10/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2020 01:36:38 PM
\$150.00 CHERRY
20200403000131190

Allie S. Bayl