

Send tax notice to:
GUNTARD JUNG
222 COALES BRANCH LANE
PELHAM, AL, 35124

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

2020166T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Nine Thousand and 00/100 Dollars (\$129,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LILLIAN SHEFFIELD F/K/A LILLIAN SHEFFIELD EDDLEMAN, A SINGLE INDIVIDUAL** whose mailing address is: 1109 Ave D. SE, Cullman, AL 35055 (hereinafter referred to as "Grantors") by **GUNTARD JUNG and BONNIE JUNG** whose property address is: **222 COALES BRANCH LANE, PELHAM, AL, 35124** 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 29, according to the survey of Second Sector, Hidden Creek, II, as recorded in Map Book 25, page 34, in the Office of the Judge of Probate 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 Second Sector, Hidden Creek, II, as recorded in Map Book 25, page 34, 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.
4. Right of Way recorded in Instrument #2000-5903.
5. Covenants, Conditions and Restrictions as recorded in Instrument #1998-3075; Instrument #1998-3077 and Instrument #1999-1568.
6. Easement granted to Plantation Pipeline as recorded in Deed Book 253, page 572.

\$118,131.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Lillian Sheffield Eddleman and Lillian Sheffield are one and the same person

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.

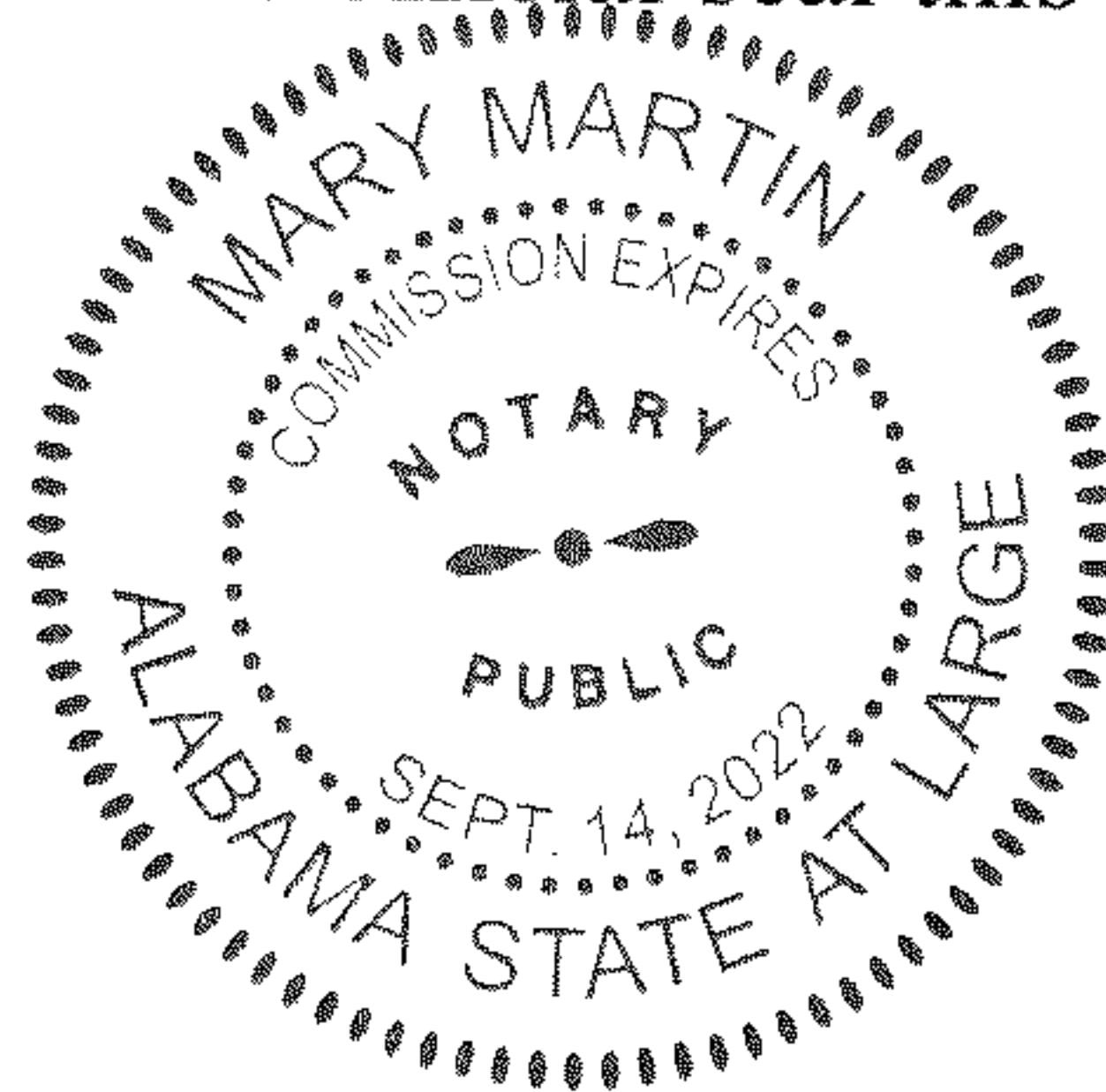
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of April, 2020.

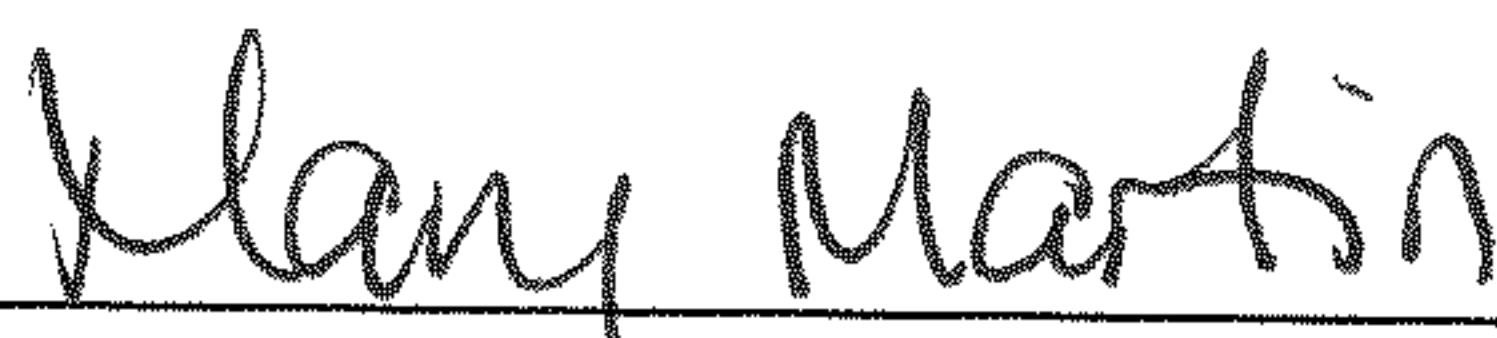

LILLIAN SHEFFIELD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LILLIAN SHEFFIELD 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:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2020 01:21:43 PM
\$36.00 MISTI
20200406000133050

