

20200417000150830
04/17/2020 10:26:48 AM
DEEDS 1/2

Send tax notice to:
KYLE LIEBERMAN
206 PIN OAK DRIVE
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

2020230

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Seven Thousand Four Hundred and 00/100 Dollars (\$287,400.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **FRANK L PENCE and MARIANNE PENCE, HUSBAND AND WIFE** whose mailing address is: 214 Indian Forest TR L Indian Springs Village AL 35124 (hereinafter referred to as "Grantors") by **KYLE LIEBERMAN AND KAMI LIEBERMAN** whose property address is: **206 PIN OAK DRIVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 227, according to the Survey of Yellowleaf Ridge Estates, Second Section, as recorded in Map Book 21, Page 93 A,B & C, 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 Yellowleaf Ridge Estates, Second Sector, recorded in Map Book 21, Page 93 A, B & C, 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 and those rights reserved in Deed Book 13, Page 175; Deed Book 13, Page 374; Deed Book 13, Page 19; Inst #1995-5516 and in Inst #1995-5517.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 142, Page 246; Deed Book 306, Page 398; Deed Book 156, Page 426; and in Deed Book 102, Page 141.
5. Right-of-way to State of Alabama recorded in Deed Book 296, Page 801.
6. Covenants, conditions, and restrictions as set forth in Inst #1996-28631.
7. Articles of Incorporation of Yellowleaf Ridge Estates Homeowners Association, Inc., as recorded in Inst# 20040804000434960.

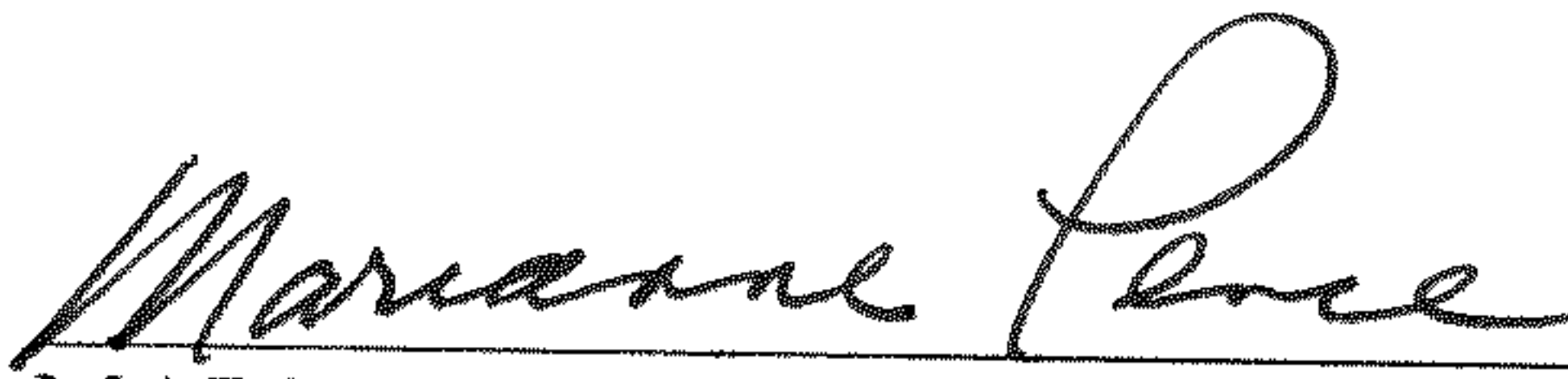
\$282,194.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 16th day of April, 2020.

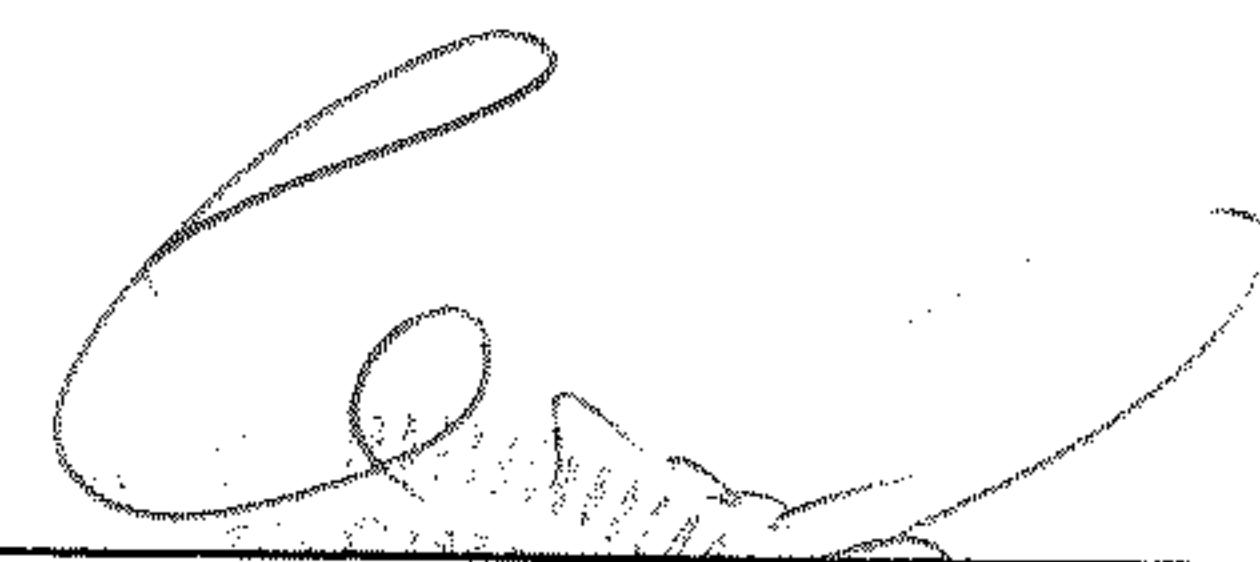

FRANK L PENCE

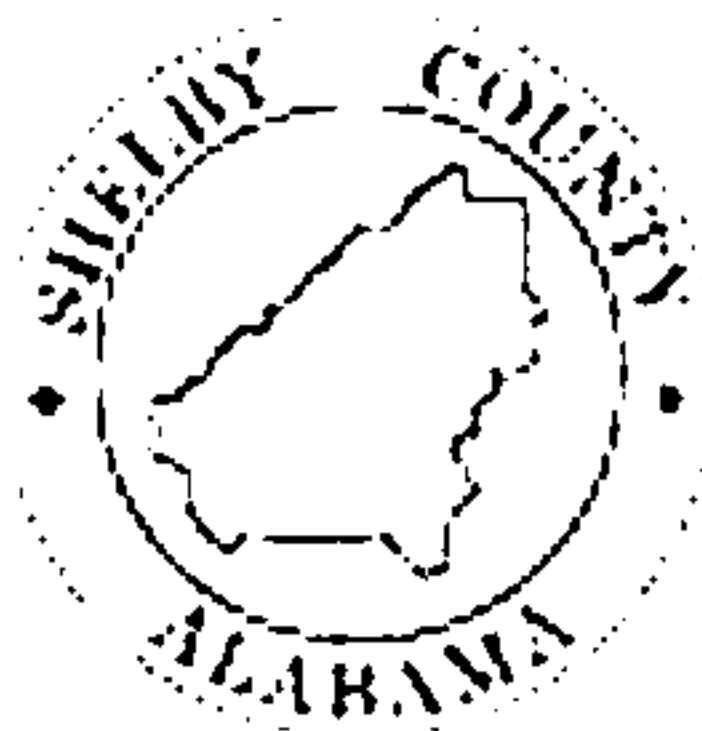

MARIANNE PENCE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANK L PENCE and MARIANNE PENCE 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 16th day of April, 2020.


Notary Public
Print Name: Charles J. Hunt Jr
Commission Expires: 6-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2020 10:26:48 AM
\$30.50 JESSICA
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