

20200505000174620
05/05/2020 08:06:04 AM
DEEDS 1/2

Send tax notice to:
Connor & Haley Vintson
109 Bolivar Lane
Chelsea, Alabama 35043
CHL2000064

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighty Seven Thousand Five Hundred and 00/100 Dollars (\$387,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Donovan Wyatt**, a Single man, whose mailing address is:

P.O. Box 36681, Hoover, AL ~~35243~~ 35234

(hereinafter referred to as "Grantor"), by **Connor S. Vintson and Haley A. Vintson**, as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 409, according to the Survey of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 37, Page 97, in the Probate Office of Shelby County, Alabama.

**Donovan Wyatt is the surviving grantee of that deed recorded in Inst #20180314000082900, in the Probate Office of Shelby County, Alabama; the other grantee Kathy Dawson, having died on or about the 17th day of September, 2019.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$337,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Donovan Wyatt**, who has authorized to execute this conveyance, have caused this conveyance to be executed on this the 30th day of April, 2020.

Donovan Wyatt
by Michael F. Miller as Attorney in fact

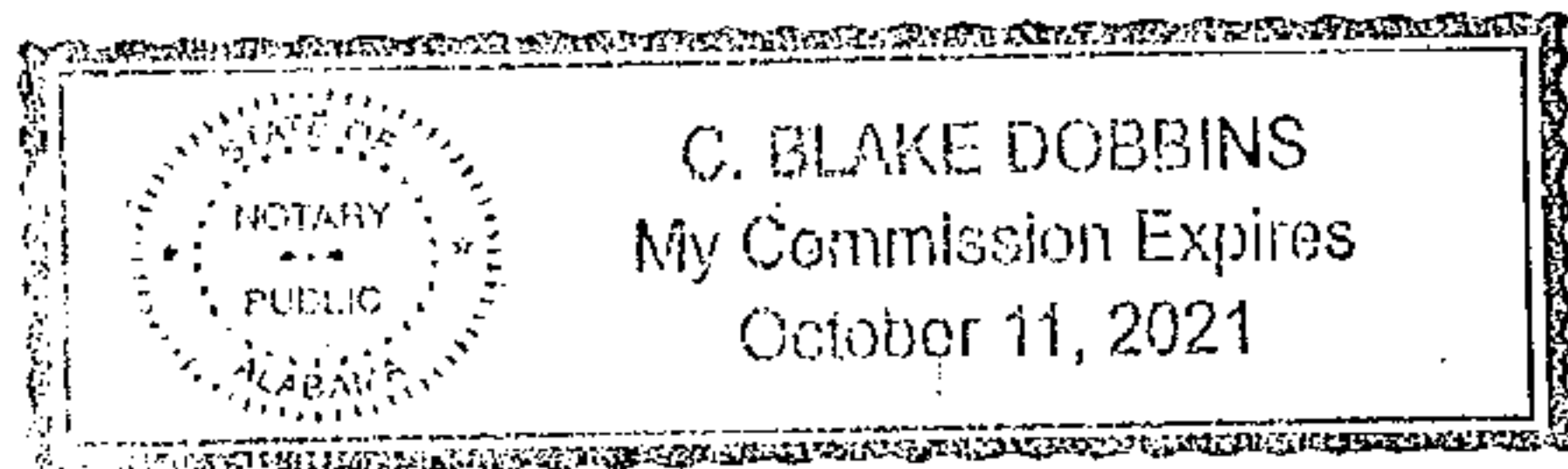
Donovan Wyatt

by Michael F. Miller, as Attorney-in-Fact

STATE OF ALABAMA
 COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael F. Miller, whose name individually and as Attorney-in-Fact Donovan Wyatt, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he, individually and in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30th day of April, 2020.



C. Blake Dobbins

Notary Public

Print Name: *C. Blake Dobbins*

Commission Expires:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/05/2020 08:06:04 AM
 \$75.00 CHERRY
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Allen S. Bayl