

Send tax notice to:
DONG SHIN
4561 MAGNOLIA DRIVE
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

2020324

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Four Thousand Five Hundred and 00/100 Dollars (\$364,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID HANBURY and JANICE HANBURY, husband and wife**, whose mailing address is: 4561 Magnolia Dr Birmngh AL 35424 (hereinafter referred to as "Grantors") by **DONG SHIN and ANNIE W SHIN** whose property address is: **4561 MAGNOLIA DRIVE, 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 20, according to the Survey of Magnolia's at Brook Highland, an Eddleman Community, as recorded in Map Book 13, Page 102, 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, easements and building lines as shown on recorded map.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for the Magnolias at Brook Highland, as set out in instrument recorded in Book 263, Page 551 in the Probate Office of Shelby County, Alabama; along with articles of Incorporation of The Magnolias at Brook Highland Homeowner's Association, Inc. as recorded in Book 263, Page 578 and By-Laws of the Magnolias at Brook Highland Homeowners' Association Inc. as recorded in Book 263, Page 586 in the Probate Office of Shelby County, Alabama.
4. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, Page 54 in said Probate Office.
5. Subdivision restrictions shown on recorded plat in Map Book 13, Page 102 A & B provide for construction of single-family residences only.
6. Easement to the Water Works & Sewer Board of the City of Birmingham as shown by instrument recorded in Real 253, Page 817 in Probate Office.
7. Drainage easement as set out in Real 125, Page 238 in the Probate Office.

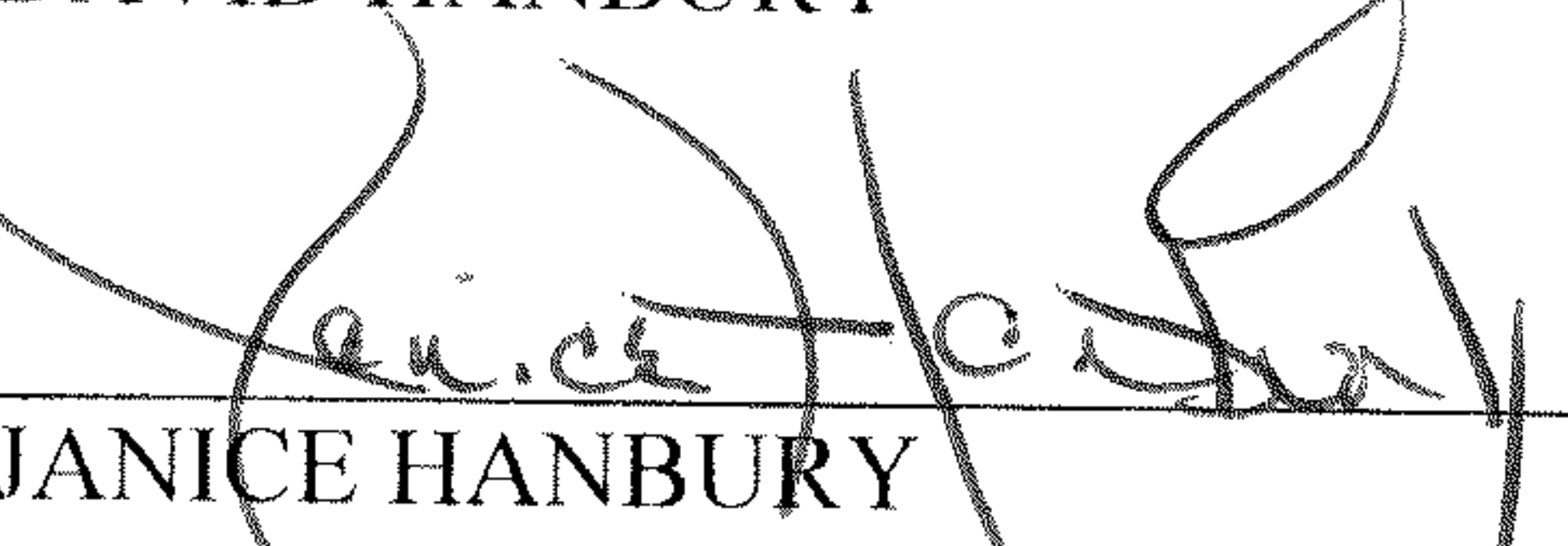
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, Including release of damages.

\$344,747.00 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 4th day of May, 2020.

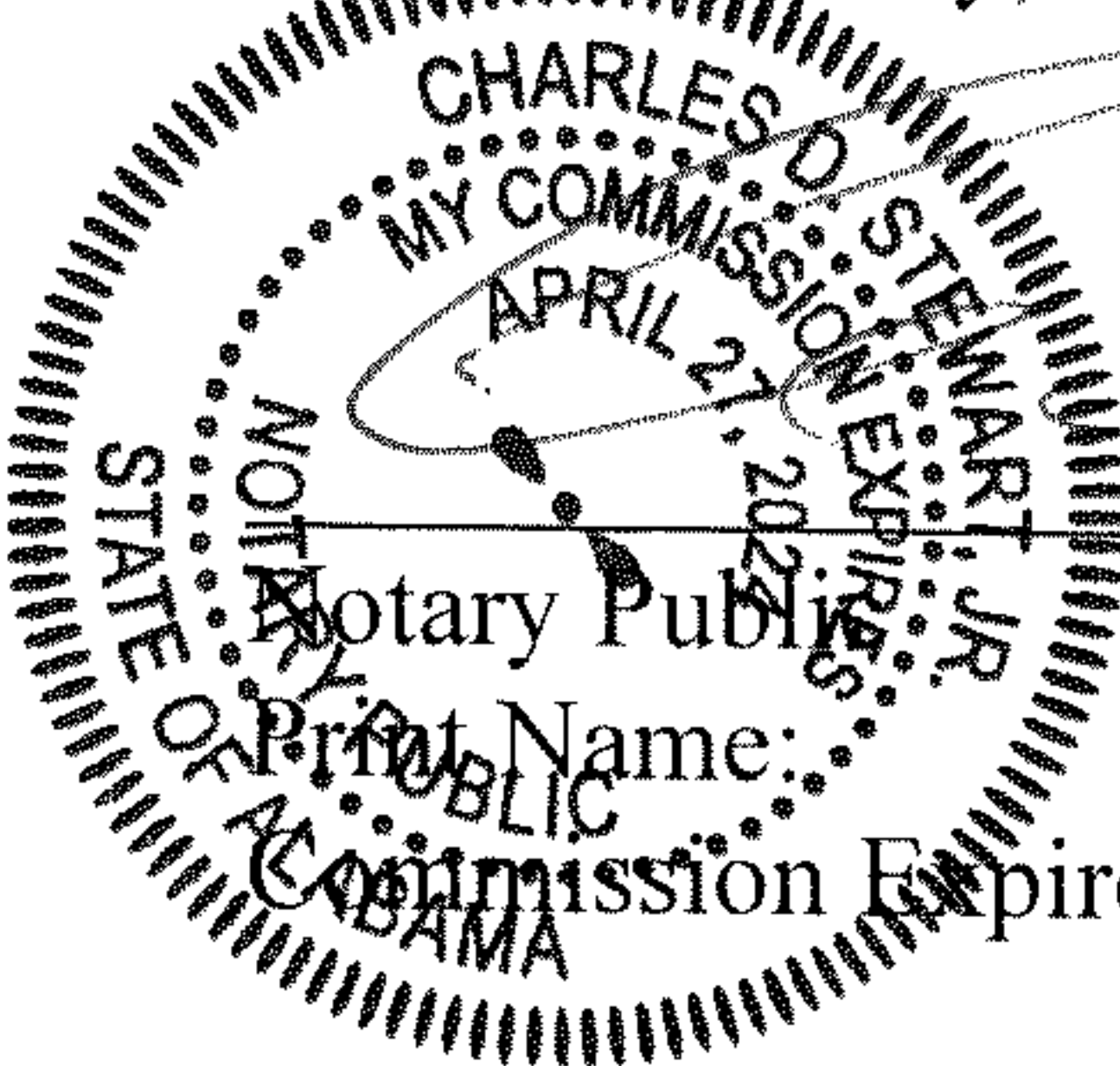

DAVID HANBURY

JANICE HANBURY

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID HANBURY and JANICE HANBURY 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 4th day of May, 2020.


Notary Public
My Name:
Commission Expires:
4-27-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2020 12:28:59 PM
\$45.00 MIST
20200506000177520

Allen S. Bayl