

Send tax notice to:
DOUGLAS GRANT WISHAM
5018 APPLECROSS ROAD
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
Shelby COUNTY

2020360T

20200520000202080
05/20/2020 03:53:21 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty-Five Thousand and 00/100 Dollars (\$555,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CLIFFORD D HINDMAN and V.K. BAILEY HINDMAN, HUSBAND AND WIFE** whose mailing address is: 81 Deerwood Lake Dr Haysville AL 35078 (hereinafter referred to as "Grantors") by **DOUGLAS GRANT WISHAM** whose property address is: **5018 APPLECROSS ROAD, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20 and part of Lot 19, in Block 7, according to the map and survey of Applecross, a Subdivision of Inverness, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama; said part of Lot 19 being particularly described as follows:

From the SE corner of said Lot 19, run in a Westerly direction along the South line of said Lot 19 for a distance of 216.45 feet to th39'10" and run in a Norte point of beginning; thence continue along the last mentioned course for a distance of 79.0 feet; thence turn an angle to the right of 46°39'10" and run in a Northwesterly direction for a distance of 25.00 feet, more or less (8.5' measures) to an elevation of 495.0 as shown on recorded map; thence turn an angle to the right and run along the 495 elevation line as shown on recorded map for a distance of 30 feet (deed), 36.58 feet (measured); thence turn an angle to the right and run in a Southeasterly direction for a distance of 80.0 feet, more or less, to the point of beginning.

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 Map and Survey of Martinwood Estates, 2nd Sector, as map appears in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 17, page 11.
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.

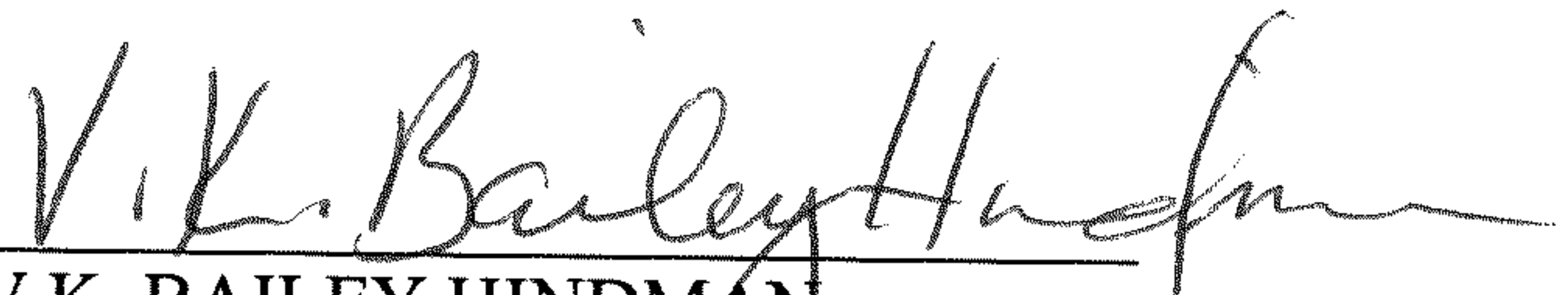
\$503,349.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 18th day of May, 2020.

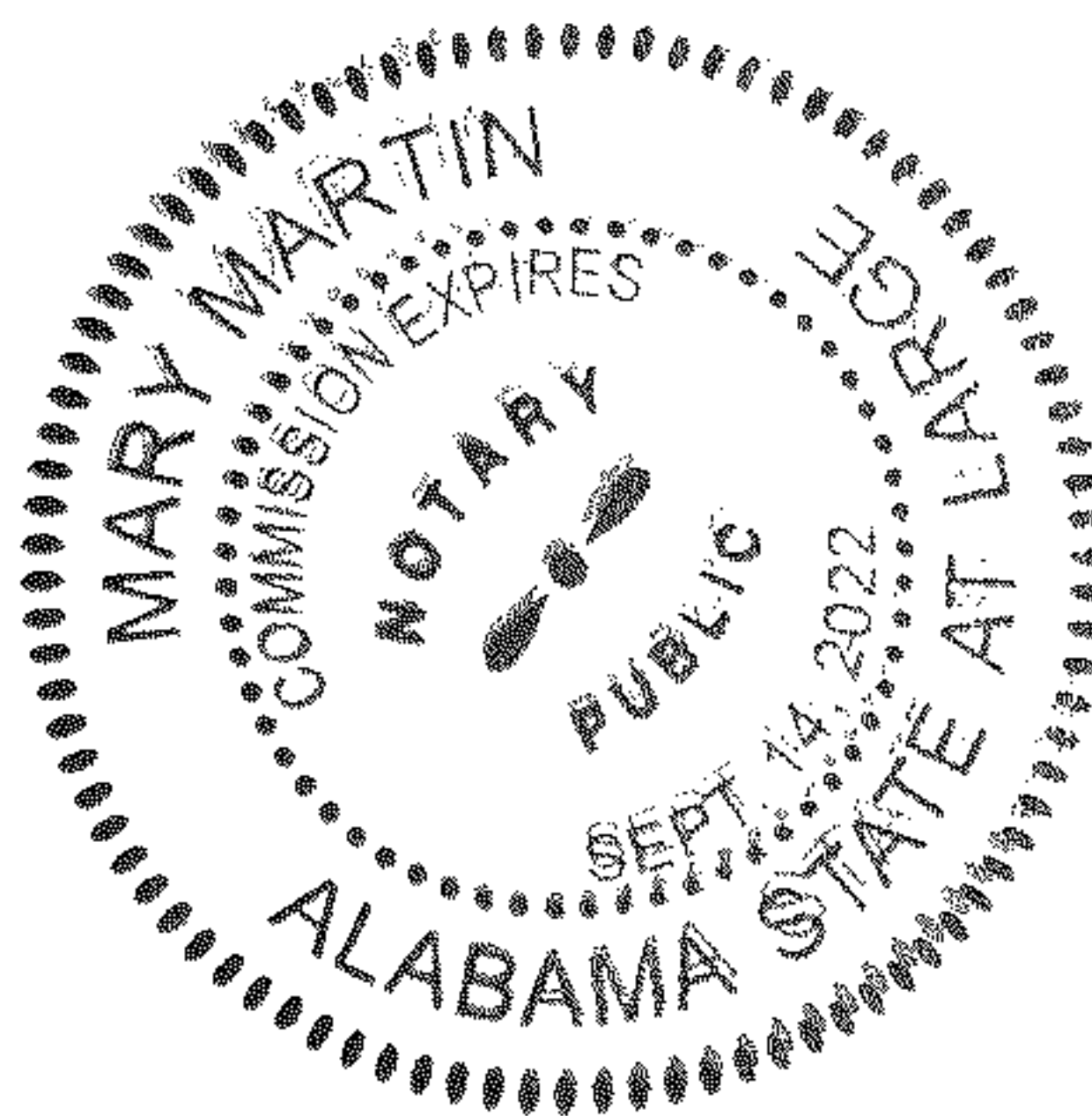

CLIFFORD D HINDMAN

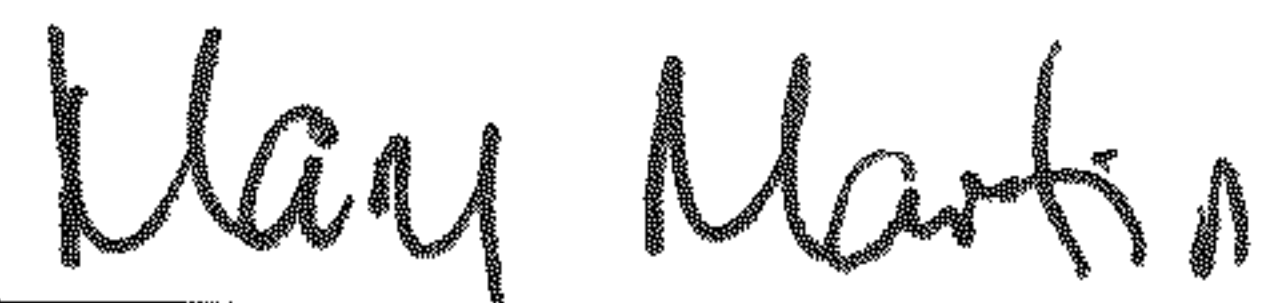

V.K. BAILEY HINDMAN

STATE OF ALABAMA
COUNTY OF SHELBY

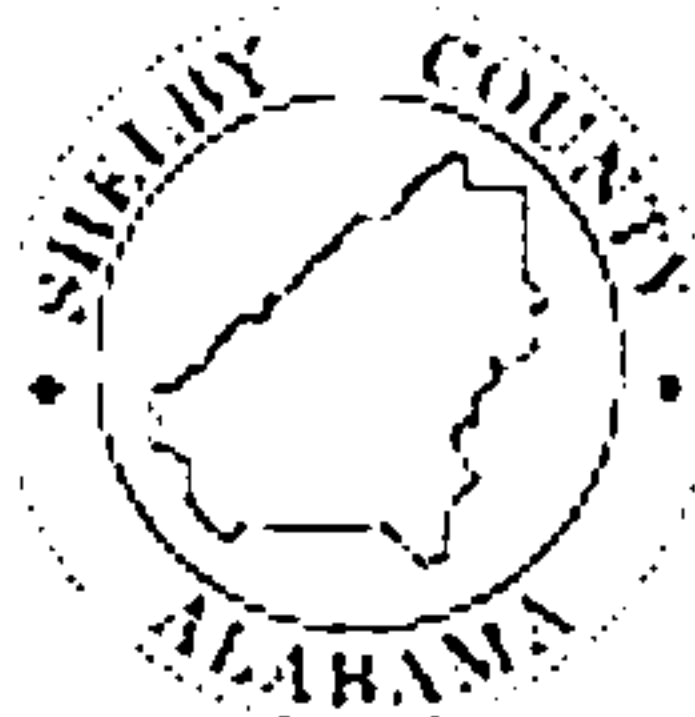
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLIFFORD D HINDMAN and V.K. BAILEY HINDMAN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the 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 18 day of May, 2020.





Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2020 03:53:21 PM
\$77.00 CHERRY
20200520000202080

