

Send tax notice to:  
ASHLEY SILFIES  
1054 EMERALD CIRCLE  
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

2020382

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Fifteen Thousand and 00/100 Dollars (\$715,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **H KEITH RICHARDS and AMY R RICHARDS, husband and wife**, whose mailing address is: 5363 Woodford Dr Birmingham AL 35242 (hereinafter referred to as "Grantors") by **ASHLEY SILFIES and BRITTANY LYNN SILFIES** whose property address is: **1054 EMERALD CIRCLE, 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 1, according to the Survey of Red Fox Farm, as recorded in Map Book 49, Page 14, 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. Easements, restrictions and building lines as shown on recorded map.
3. Right of way granted to Alabama Power Company as set forth in Deed Book 50, Page 125; Deed Book 50, Page 128 and Deed Book 50, Page 263, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 49, Page 14 in Probate Office.

\$510,000.00 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 26<sup>th</sup> day of May, 2020.



H KEITH RICHARDS



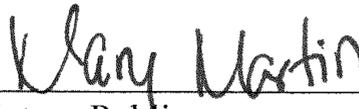
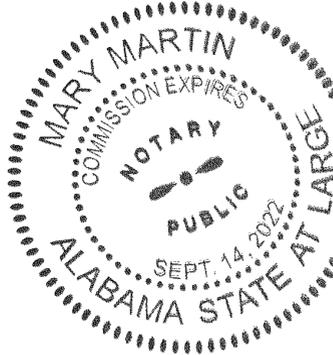
AMY R RICHARDS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H KEITH RICHARDS and AMY R RICHARDS 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 26<sup>th</sup> 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  
05/28/2020 01:20:45 PM  
\$230.00 CHERRY  
20200528000213920

