

Send tax notice to:  
KIMBERLY PAIGE POWELL  
109 WILLOW BRANCH LANE  
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

2020372

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT FARMER and LENDA FARMER, HUSBAND AND WIFE** whose mailing address is: 500 Liberty Rd, Chelsea AL 35043 (hereinafter referred to as "Grantors") by **KIMBERLY PAIGE POWELL AND KEVIN POWELL** whose property address is: **109 WILLOW BRANCH LANE, 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 105, according to the Survey of Willow Branch Sector 1, as recorded in Map Book 38, Page 60, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

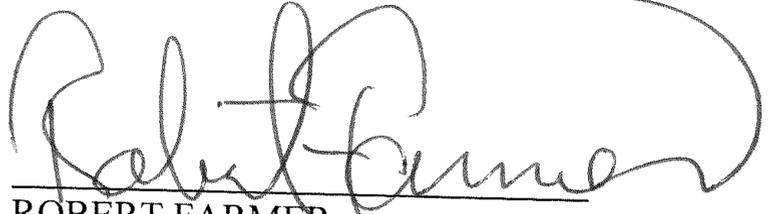
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Title to all minerals withing and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Easement(s), building line(s) and restriction(s) as shown on recorded map.
4. Restrictions appearing of record in Volume 2007, Page 12622.

\$285,000.00 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 5 day of June, 2020.

  
ROBERT FARMER

  
LEND A FARMER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT FARMER and LENDA FARMER 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 5 day of June, 2020.



  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/08/2020 03:05:24 PM  
\$120.00 CHERRY  
20200608000231120

