

Send tax notice to:
JENNIFER WILSON
1022 EAGLE VALLEY 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

2020394

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Five Thousand and 00/100 Dollars (\$455,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT SCOTT NORTON and KIMBERLY R NORTON, HUSBAND AND WIFE** whose mailing address is: 289 Albert Rd Lincoln AL 35096 (hereinafter referred to as "Grantors") by **JENNIFER WILSON and MARK WILSON** whose property address is: **1022 EAGLE VALLEY 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 844, according to the Survey of Eagle Point, 8th Sector, Phase 2, as recorded in Map Book 25, Page 81, 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. 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.
3. Subject to all matters as set forth as shown on the plat as recorded in Map Book 25, Page 81, in the Probate Records of Shelby County, Alabama.
4. Easement granted to Alabama Power Company recorded in Volume, 111, Page 408 and in Volume 149, Page 380 in the Probate Office of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument No. 1998-49271.

\$409,450.00 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 5th day of June, 2020.

5th c.s.

Robert Scott Norton
ROBERT SCOTT NORTON

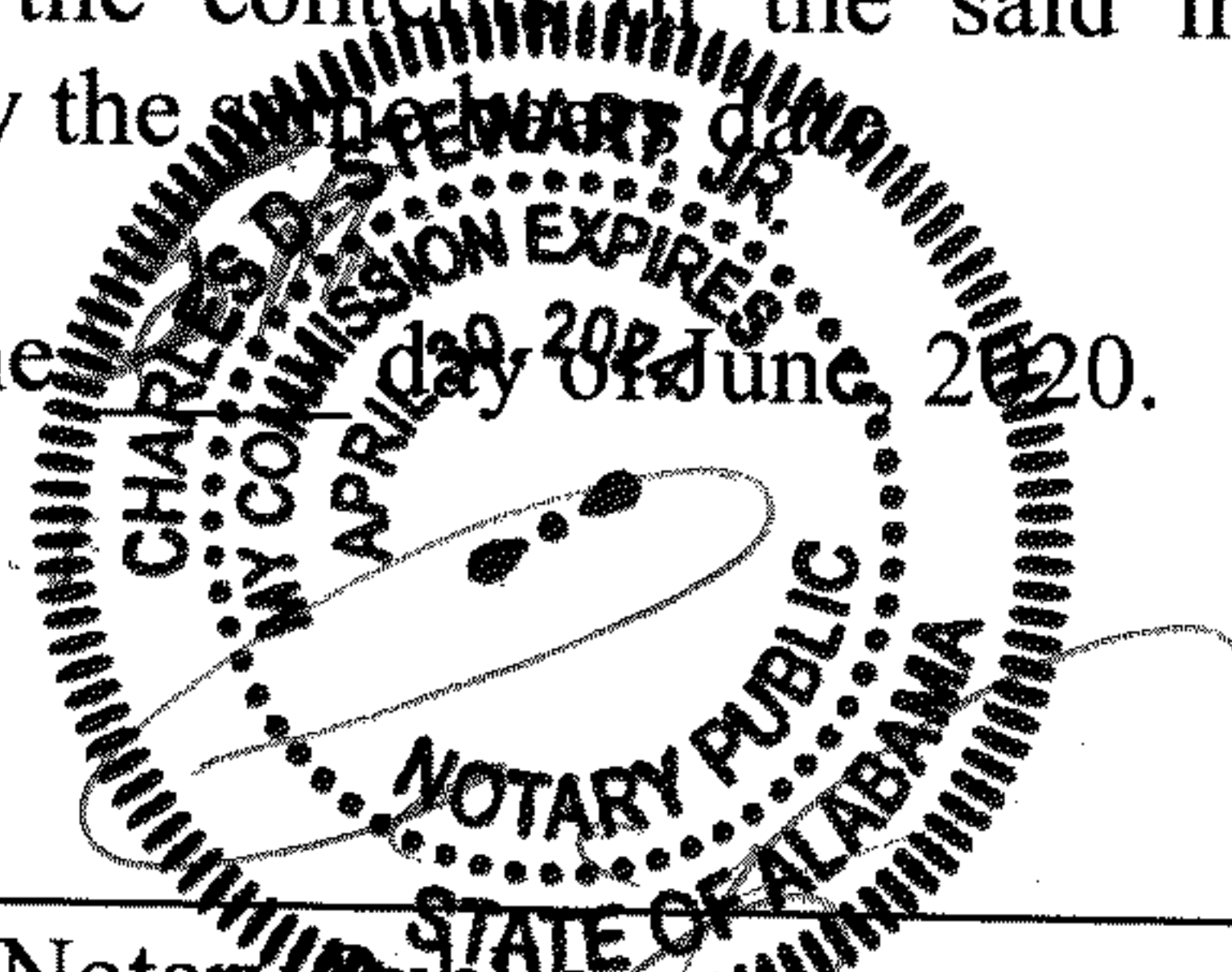
Kimberly R. Norton
KIMBERLY R NORTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT SCOTT NORTON and KIMBERLY R NORTON 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 were signed.

Given under my hand and official seal this the 5th day of June, 2020.

5th c.s.



Notary *Charles D Hart*
Print Name:
Commission Expires:

9/30/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2020 09:59:02 AM
\$71.00 CHERRY
20200610000234780

Allen S. Bayl