

Send tax notice to:  
RONALD E CONNER  
140 WINDSOR LANE  
PELHAM, AL, 35124

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2020416

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Ten Thousand and 00/100 Dollars (\$610,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT C SINCLAIR and DONNA H SINCLAIR, HUSBAND AND WIFE** whose mailing address is: 463 Whiffin Park Ln 35242 (hereinafter referred to as "Grantors") by **RONALD E CONNER AND DORA D CONNER** whose property address is: **140 WINDSOR LANE, PELHAM, AL, 35124** 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 1305, according to the Survey of Amended Map of Weatherly, Wixford Forest, Sector 13, as recorded in Map Book 22, Page 23, in the Probate Office of Shelby County, Alabama.**

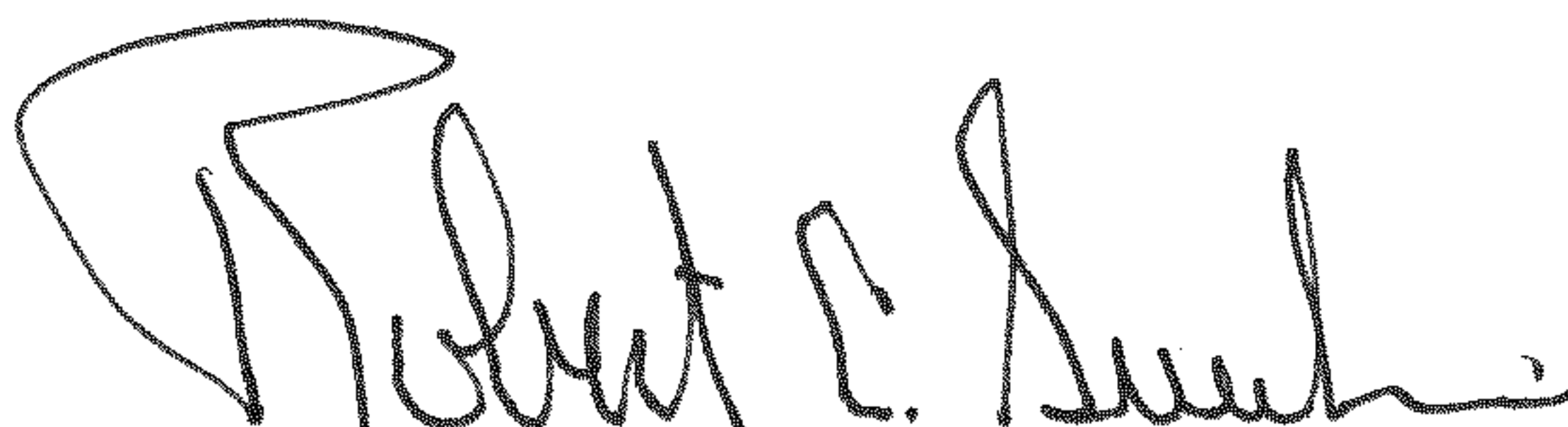
SUBJECT TO:

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. Easement(s), building(s) and restriction(s) as shown on recorded map
3. 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,
4. Restrictions appearing of record in Inst. No. 1999-32474
5. Right of way granted to Alabama Power Company recorded in Inst. No. 1998-34321.

**\$488,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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 9<sup>th</sup> day of June, 2020.

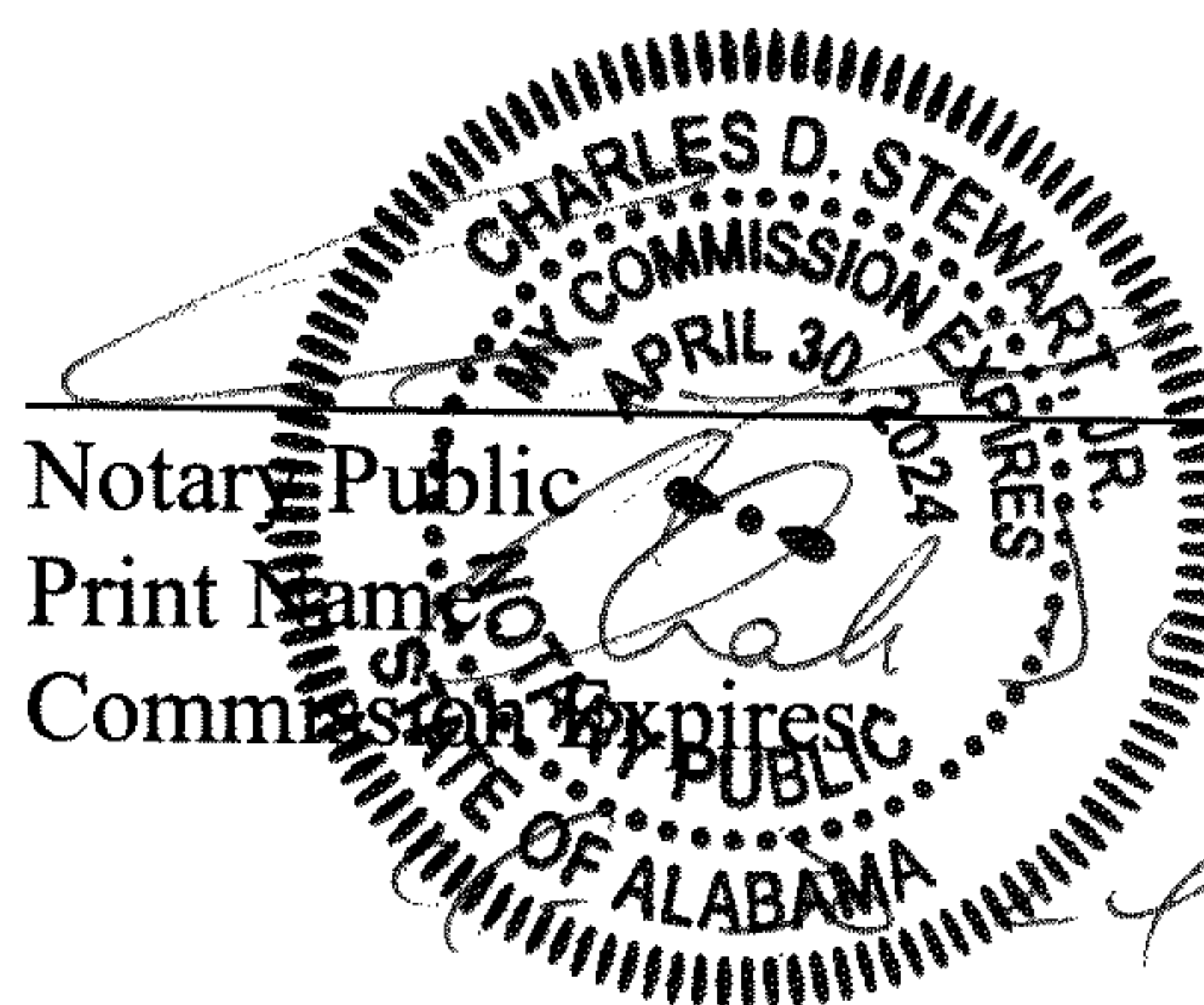

  
ROBERT C SINCLAIR

  
DONNA H SINCLAIR

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT C SINCLAIR and DONNA H SINCLAIR 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 9<sup>th</sup> day of June, 2020.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: April 30, 2024  




Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/11/2020 11:38:15 AM  
\$147.00 JESSICA  
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