

Send tax notice to:
Jessica M. Dietrich & Russell G. Marsh
48 Hawthorn Street
Birmingham, AL 35242
HWD2000166

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20200612000239960
06/12/2020 10:34:07 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Thirty Two Thousand and 00/100 Dollars (\$432,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **David Anderson and Erica Anderson**, husband and wife, whose mailing address is:

29 Abbott Square, Birmingham AL, 35242 (hereinafter referred to as "Grantors"), by **Jessica M. Dietrich and Russell G. Marsh** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 7-08A, Block 7, according to a Resurvey of Lot 7-06 through Lot 7-12, Mt. Laurel, Phase IA, as recorded in Map Book 31, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$345,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), David Anderson and Erica Anderson have hereunto set their signature(s) and seal(s) on June 10, 2020.


David Anderson


Erica Anderson

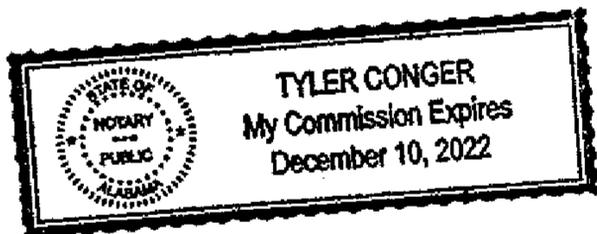
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Anderson and Erica Anderson, 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 10th day of June, 2020.


Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12.10.22

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2020 10:34:07 AM
\$111.50 CHARITY
20200612000239960

Allie S. Bayl