

20200702000273880
07/02/2020 09:48:16 AM

Send tax notice to:
ANDREW C KENNEDY
1023 TOWNES COURT
BIRMINGHAM, AL, 35242

DEEDS 1/2
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

2020422T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Eight Thousand and 00/100 Dollars (\$278,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **REAGAN M GOODSON and MORGAN G GOODSON, HUSBAND AND WIFE** whose mailing address is: 129 Oakmont Rd Birmingham AL 35244 (hereinafter referred to as "Grantors") by **ANDREW C KENNEDY and KATHRYN E SMITH** whose property address is: **1023 TOWNES COURT, 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 12, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A and B, 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. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A and B, in the Probate Office of Shelby County, Alabama.
3. 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, whether or not appearing in the Public Records, including those recorded in Book 327, page 553.
4. Drainage and Flowage Easement as set out in Real 67, at Page 940.
5. Easement in favor of Alabama Power Company recorded in Real 220, pages 521 and 532 and Real 207, page 380.
6. Declaration of Protective Covenants as recorded in Real 194, page 54.
7. Agreement concerning electric service to NCNB/Brook Highland set out in Real 306, Page 119.
8. Restrictive Agreement recorded in Instrument #2000-16172.
9. Terms and Conditions contained in Grading Easement recorded in Instrument #2001-16285.
10. Articles of Incorporation of Townes at Brook Highland Homeowners Association, Inc., as recorded in Instrument #20030530000335790 and Instrument #20031003000665710.
11. Variance granted in Instrument #20031216000808730 and Instrument #20040601000290600.
12. Easement in favor of Alabama Power Company recorded in Instrument #20040601000290600.
13. Covenants, conditions and restrictions recorded in Instrument #20031002000663650; Instrument #20030530000335780 and Instrument #20031003000665710.

\$263,150.00 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 30 day of June, 2020.



REAGAN M GOODSON

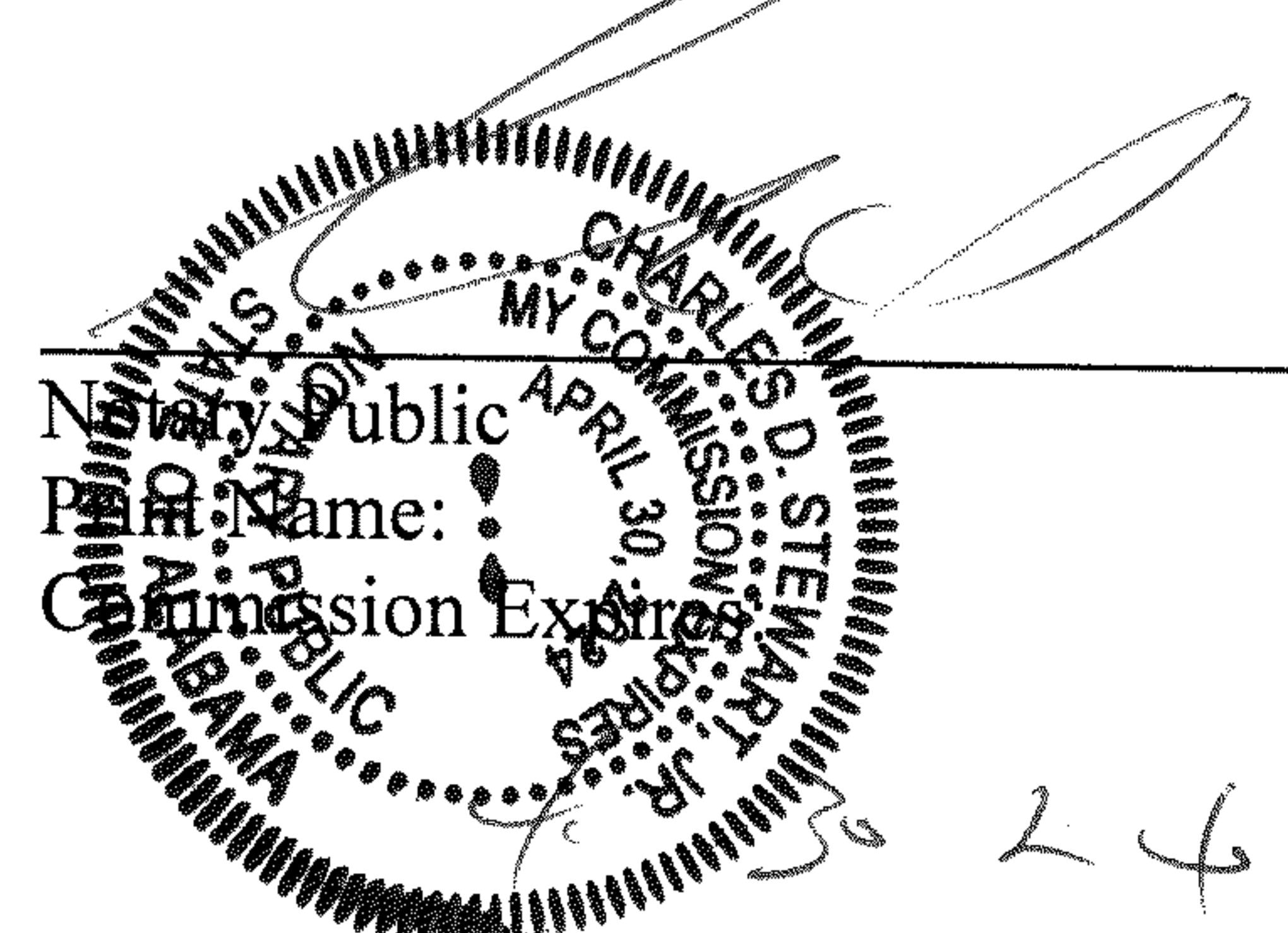


MORGAN G GOODSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REAGAN M GOODSON and MORGAN G GOODSON 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 30th day of June, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 09:48:16 AM
\$40.00 CHARITY
20200702000273880

Allen S. Boyd