

20200702000276670
07/02/2020 03:54:25 PM
DEEDS 1/2

Send tax notice to:

312 Crossbridge Road
Chelsea, AL 35043

CHL2000135

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Ninety Eight Thousand and 00/100 Dollars (\$198,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Lauren M. Dobson and Kevin Plunkett, wife and husband**, whose mailing address is: 312 Crossbridge Road, Chelsea, AL 35043 (hereinafter referred to as "Grantor"), by **Beau Ryan Beard, Sloan . Beard and Larry Robert Beard, with joint rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 306, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33 at Page 25A, B & C 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.

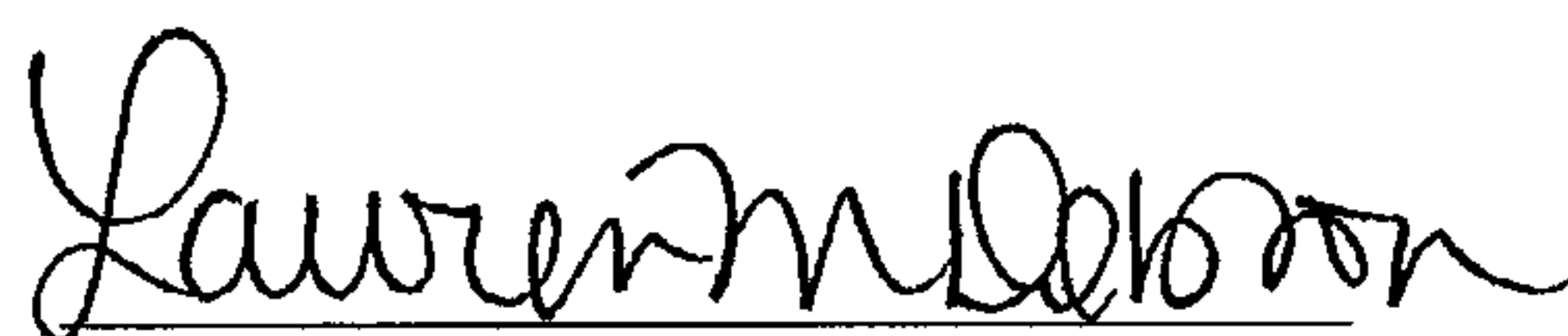
MINING AND MINERAL RIGHTS EXCEPTED.


\$182,494.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 29th
day of June, 2020.

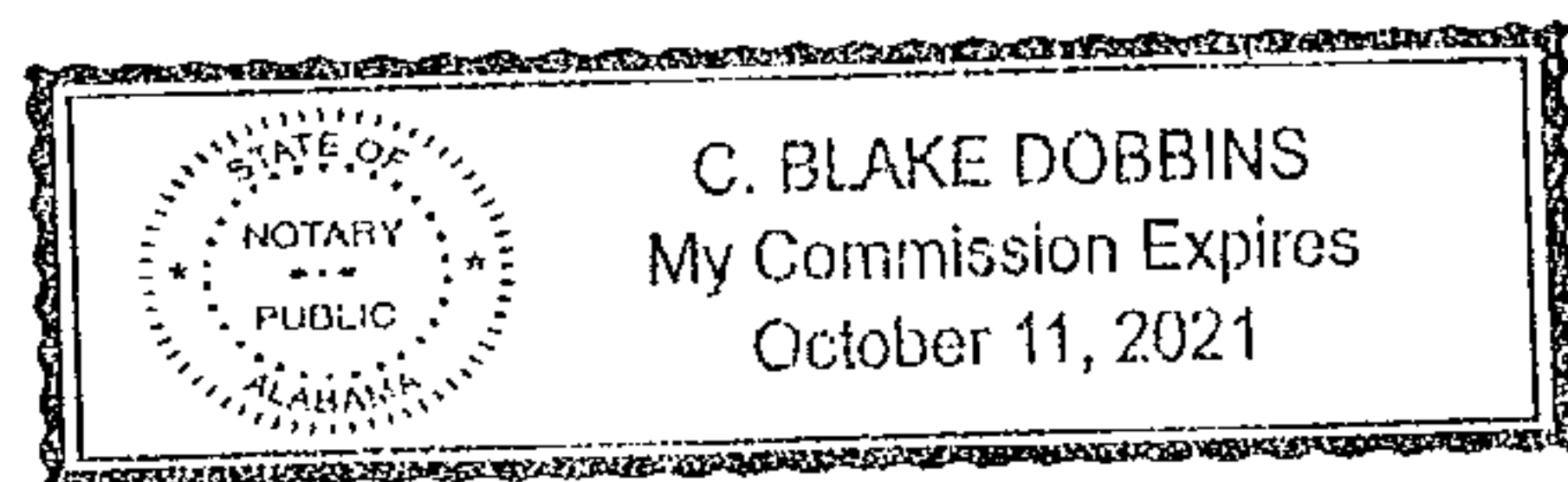

Lauren M. Dobson



Kevin Plunkett

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lauren M. Dobson and Kevin Plunkett, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29th day of June, 2020.




Notary Public
Print Name: C. Blake Dobbins
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 03:54:25 PM
\$42.00 CHARITY
20200702000276670

