

20200702000276860  
07/02/2020 04:11:19 PM  
DEEDS 1/2

Send tax notice to:  
Connor & Tyler Darden  
65 Hawthorn St  
Birmingham, Alabama 35242  
CHL2000117

State of Alabama  
County of Shelby

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

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Seventy Three Thousand and 00/100 Dollars (\$373,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jessica Dietrich Marsh and Russell G. Marsh, wife and husband**, whose mailing address is: **48 Hawthorn St, Birmingham, AL 35242** (hereinafter referred to as "Grantor"), by **Connor Thomas Darden and Tyler Faith Darden, as joint tenants with 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 9-19-A, according to a Resurvey of Lots 9-19- to 9-21, Mt Laurel-Phase 1A, as recorded in Map Book 30, Page 122, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

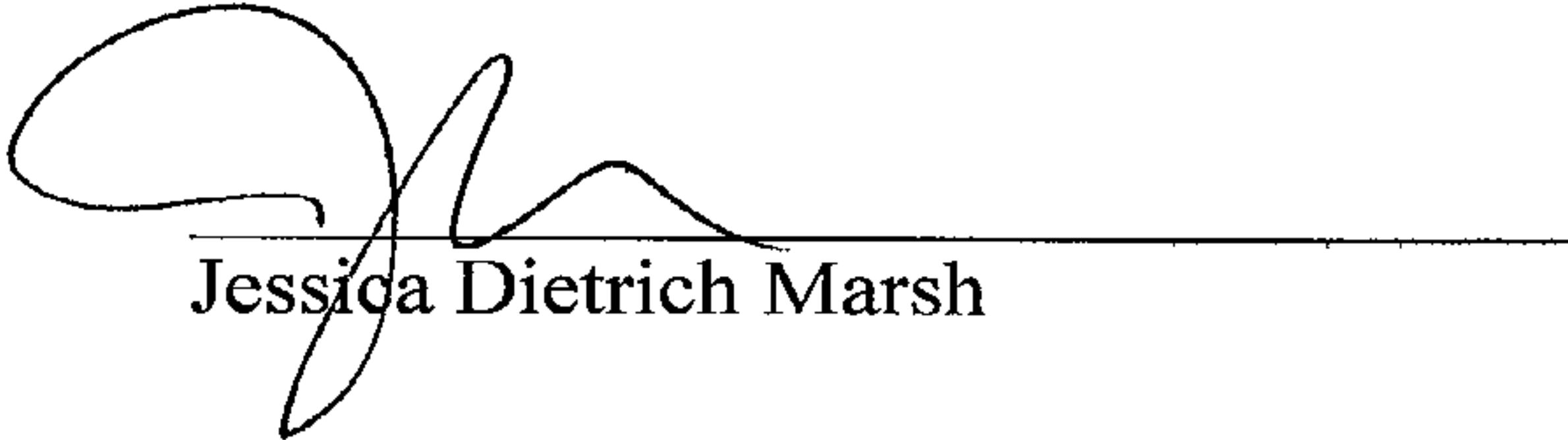
**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.**  
**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**  
**MINING AND MINERAL RIGHTS EXCEPTED.**

**\$317,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

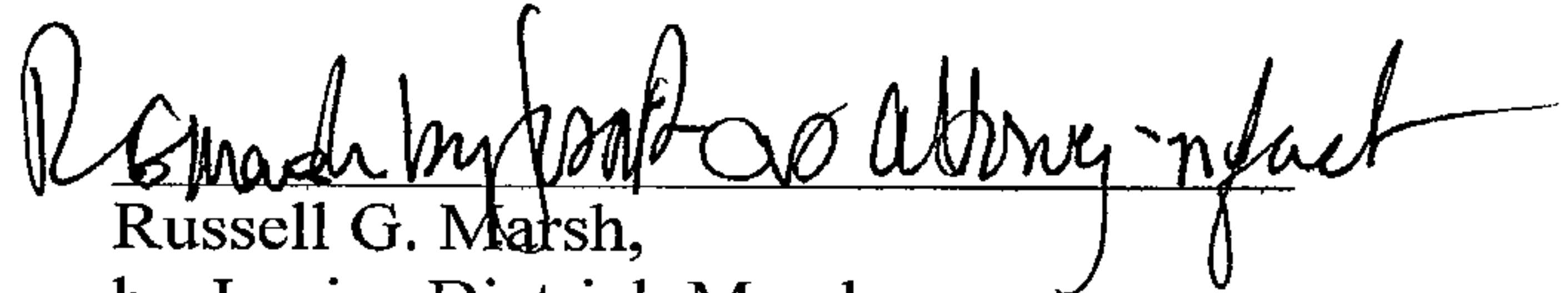
**TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.**

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, **Jessica Dietrich Marsh and Russell G. Marsh**, who have authorized to execute this conveyance, have caused this conveyance to be executed on this the 1st day of July, 2020.



Jessica Dietrich Marsh

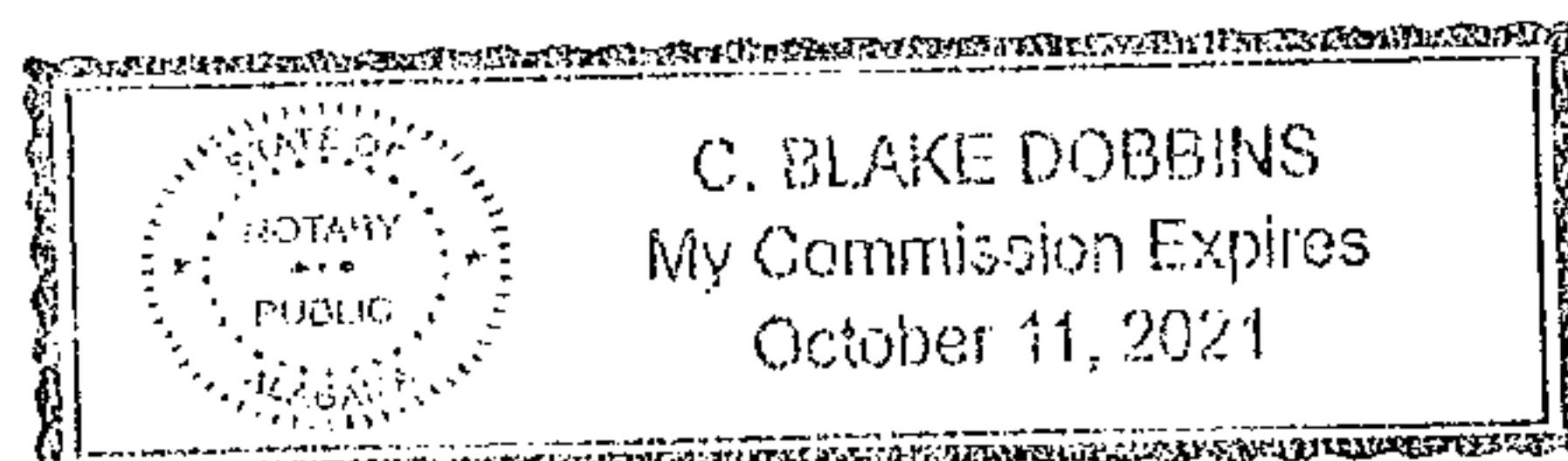


Russell G. Marsh,  
by Jessica Dietrich Marsh  
as Attorney-in-Fact

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Dietrich Marsh, whose name individually and as Attorney-in-Fact for Russell G. Marsh, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, she, individually and in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 1st day of July, 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 04:11:19 PM  
\$81.00 JESSICA  
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