

20200707000279350
07/07/2020 09:07:49 AM
DEEDS 1/2

Send tax notice to:
Richard and Stephanie Stewart
4 Tract
Birmingham, AL 35242
BHM2000752

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 Ten Thousand and 00/100 Dollars (\$110,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Thompson Realty Co., Inc.**, whose mailing address is: **130 Carnoustie, Birmingham, AL 35242** (hereinafter referred to as "Grantors"), by **Richard Scott Stewart and Stephanie Anne Stewart** (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 H-6, according to the Map of The Hamlets at Shoal Creek, Phase III, being a resubdivision of Lot 27A, as recorded in Map Book 49, Page 64, 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.

\$0.00 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), Thompson Realty Co., Inc. have hereunto set their signature(s) and seal(s) on June 19, 2020.

Thompson Realty Co., Inc.

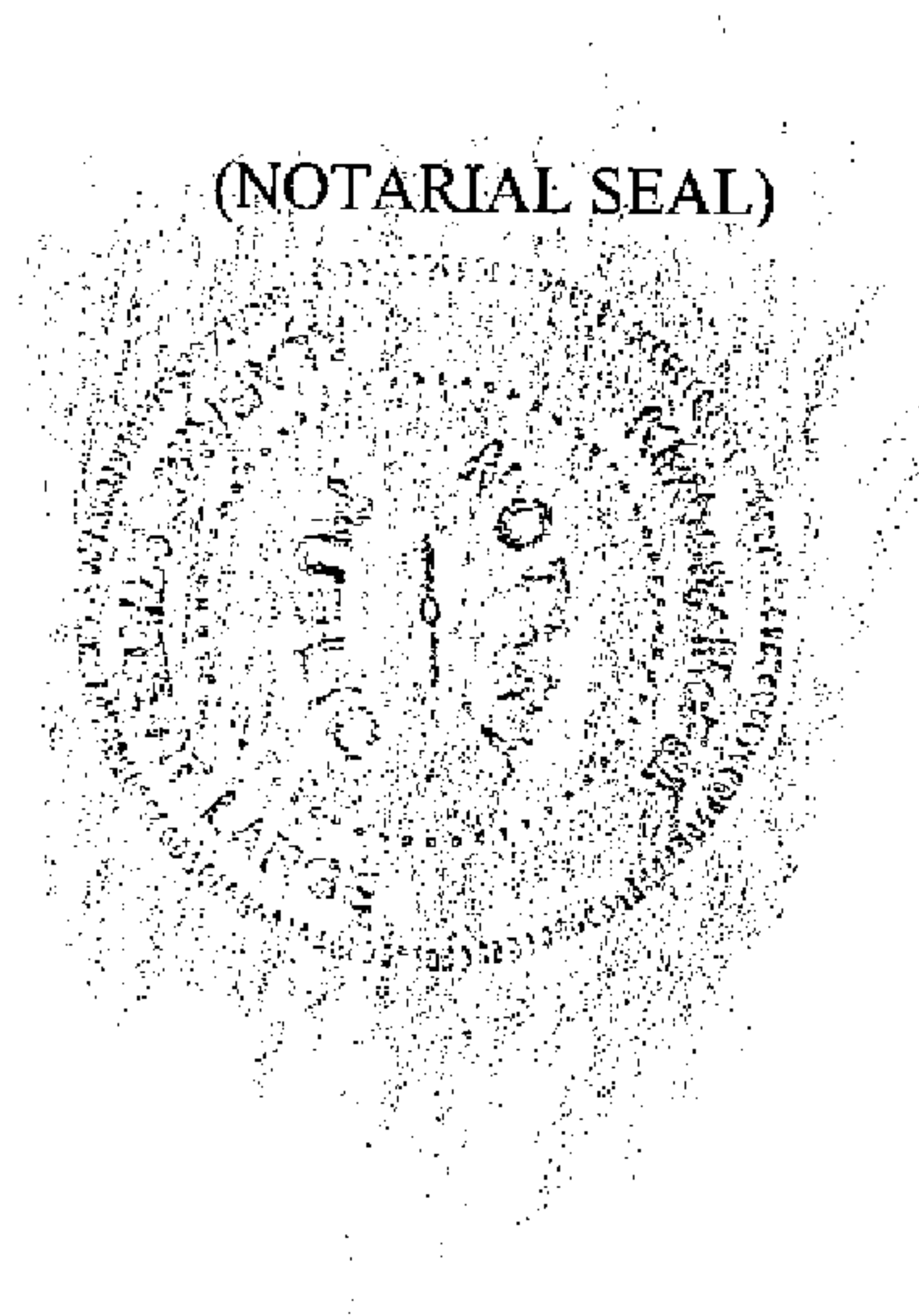

Caroline Little its: Member

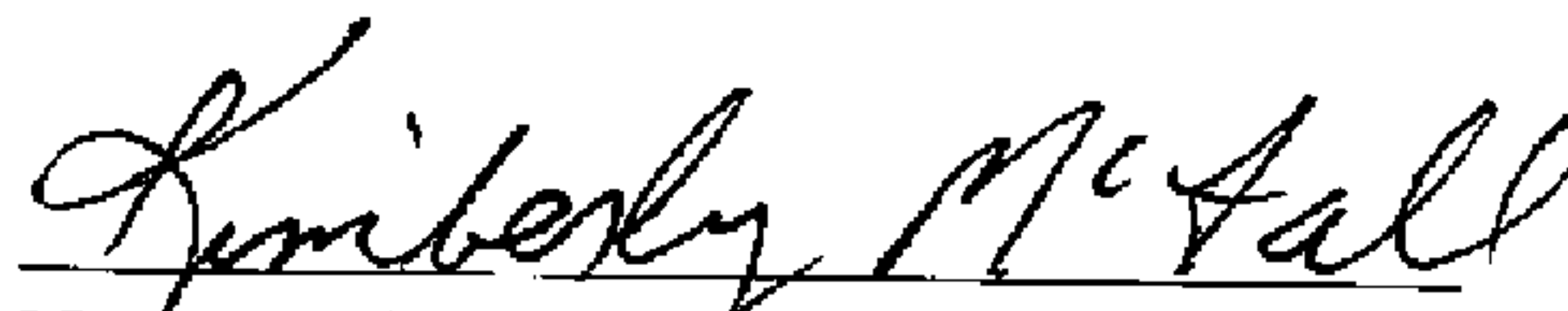
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thompson Realty Co., Inc., 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 19th day of June, 2020

(NOTARIAL SEAL)




Notary Public

Print Name: Kimberly McFall
Commission Expires: 03/11/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2020 09:07:49 AM
\$135.00 CHARITY
20200707000279350

