

Send tax notice to:  
CARLTON SEWARD  
212 WARWICK LANE  
ALABASTER, AL, 35007

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

2020546

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$199,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHRISTOPHER EMERY and DOREE EMERY, HUSBAND AND WIFE** whose mailing address is: 5271 N. Liberty Dr. Traverse City MI 49685 (hereinafter referred to as "Grantors") by **CARLTON SEWARD and MARY SEWARD** whose property address is: **212 WARWICK LANE, ALABASTER, AL, 35007** 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 219, according to the Amended Map of Phase II, Weatherly Warwick Village Sector 17 as recorded in Map Book 22, Page 67, 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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Declaration of Protective Covenants for Weatherly Warwick Village Sector 17 as recorded in Instrument 1995-32578, An Amendment to Declaration as recorded in Instrument 1995-34622 in the Probate Office of Shelby County, Alabama.
6. powers and provisions as set out in the Articles of Incorporation of Weatherly Residential Association Inc as recorded in Instrument 1995-4476, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
7. Easement to BellSouth Telecommunications, as recorded in Instrument No. 9407-356, in the Probate Office of Shelby County, Alabama.
8. Easement recorded in Instrument No. 1995-6002 in the Probate Office of Shelby County, Alabama.
9. Covenant and Agreement for Water Service and Tap Fee as recorded in Instrument No. 1995-6003, in the Probate Office of Shelby County, Alabama.



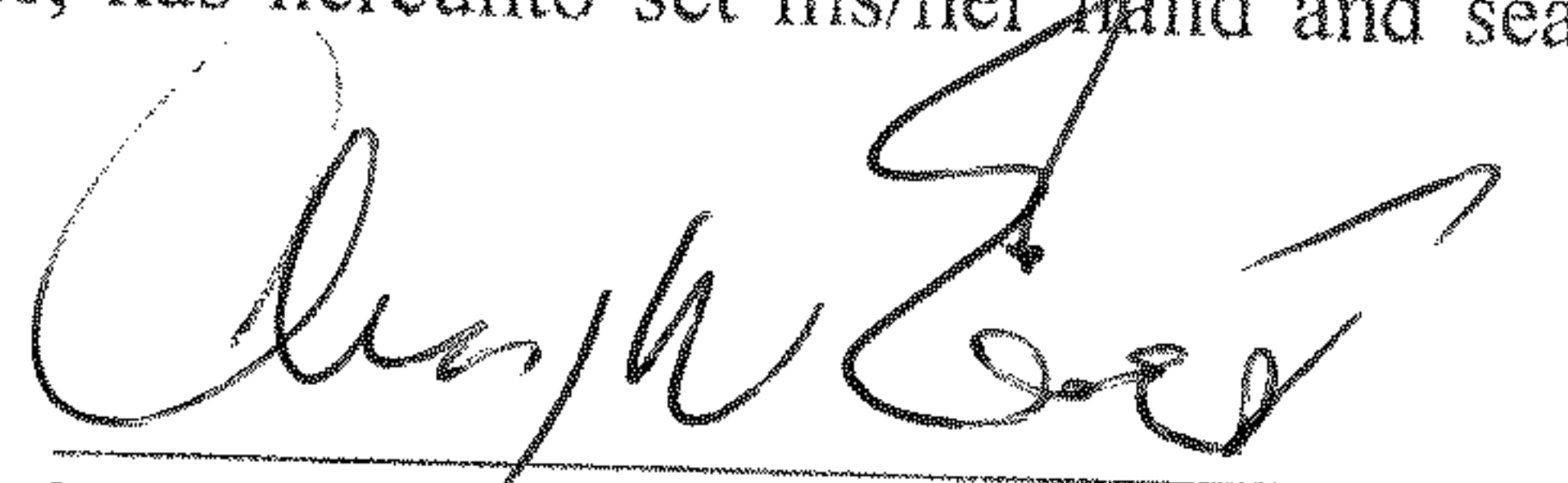
10. Mineral and mining rights and rights incident thereto recorded in Instrument No. 1996-9243, in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded in Instrument No. 1996-9243, in the Probate
12. Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

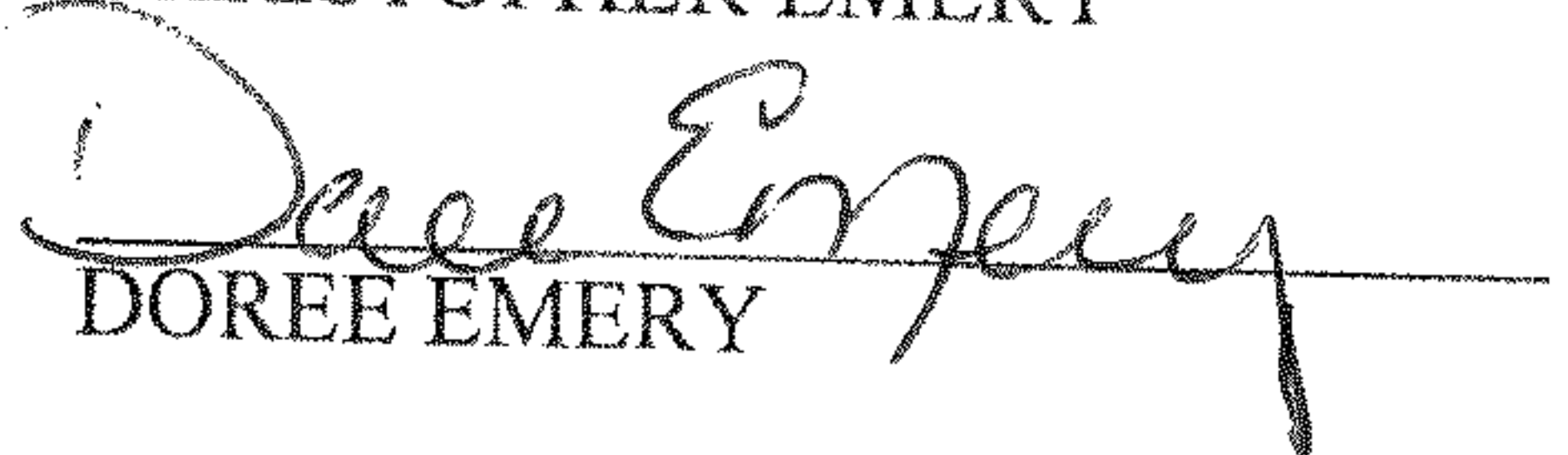
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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.

21<sup>st</sup> IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of July, 2020.



CHRISTOPHER EMERY

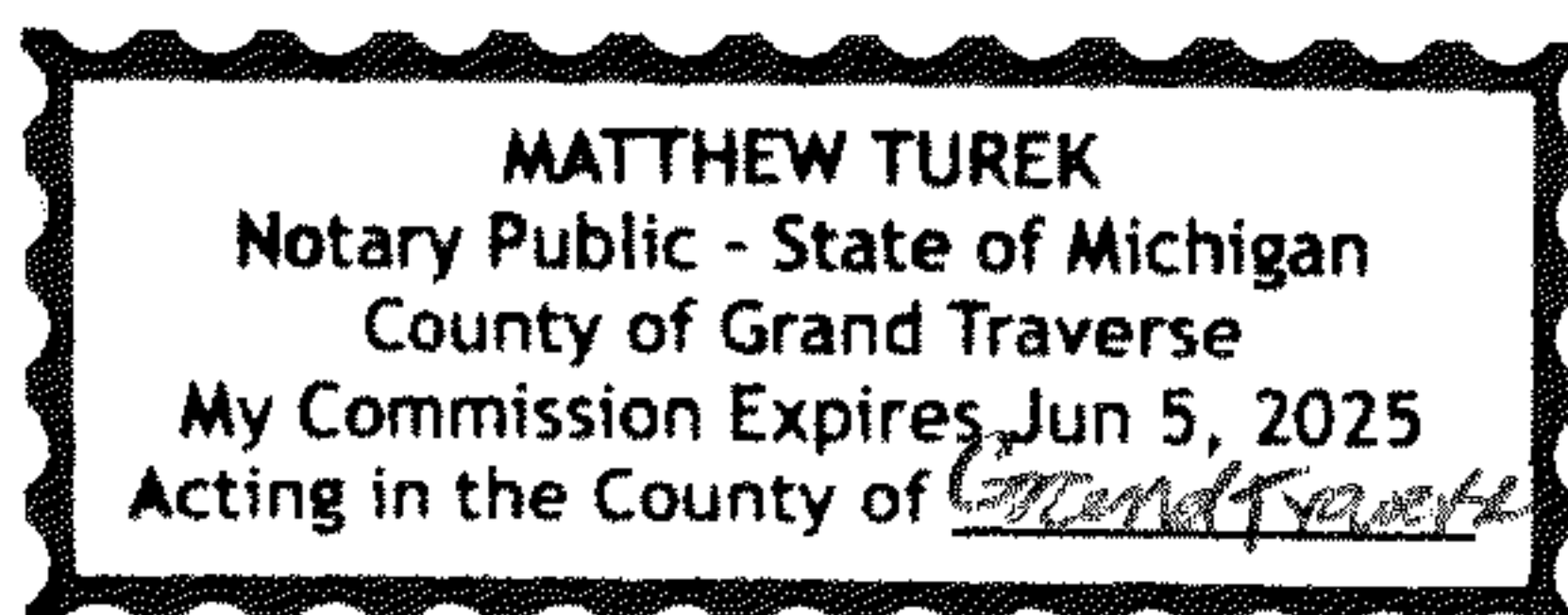



DOREE EMERY

STATE OF Michigan  
COUNTY OF Grand Traverse

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER EMERY and DOREE EMERY 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 21<sup>st</sup> day of July, 2020.



  
Notary Public  
Print Name: Matthew Turek  
Commission Expires: 6/5/2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2020 02:13:37 PM  
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