

Send tax notice to:
JOHN M SNOOK
216 WOODBURY DRIVE
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020528T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TYLER ERWIN and NICOLE ERWIN, HUSBAND AND WIFE** whose mailing address is: 28 Laurel Ridge Dr Wilsonville AL 35186 (hereinafter referred to as "Grantors") by **JOHN M SNOOK and LAURA G SNOOK** whose property address is: **216 WOODBURY DRIVE, STERRETT, AL, 35147** 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 503, according to the Survey of Forest Parks, 5th Sector, as recorded in Map Book 23, page 155 A & 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 recorded map and survey of Forest Parks, 5th Sector, as recorded in Map Book 23, page 155 A & 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 Volume 53, page 262.
4. Right of Way granted to Alabama Power Company recorded in Volume 139, at Page 127; Volume 133, at Page 210; Volume 126, at Page 191; Volume 126 at Page 192, Volume 126 at Page 323, and Volume 124, at Page 519.
5. Easement in favor of Alabama Power Company recorded in Volume 236, at Page 829.
6. Conditions, covenants and restrictions as recorded in Instrument #1998-14554.

\$322,245.00 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 30th day of July, 2020.



TYLER ERWIN

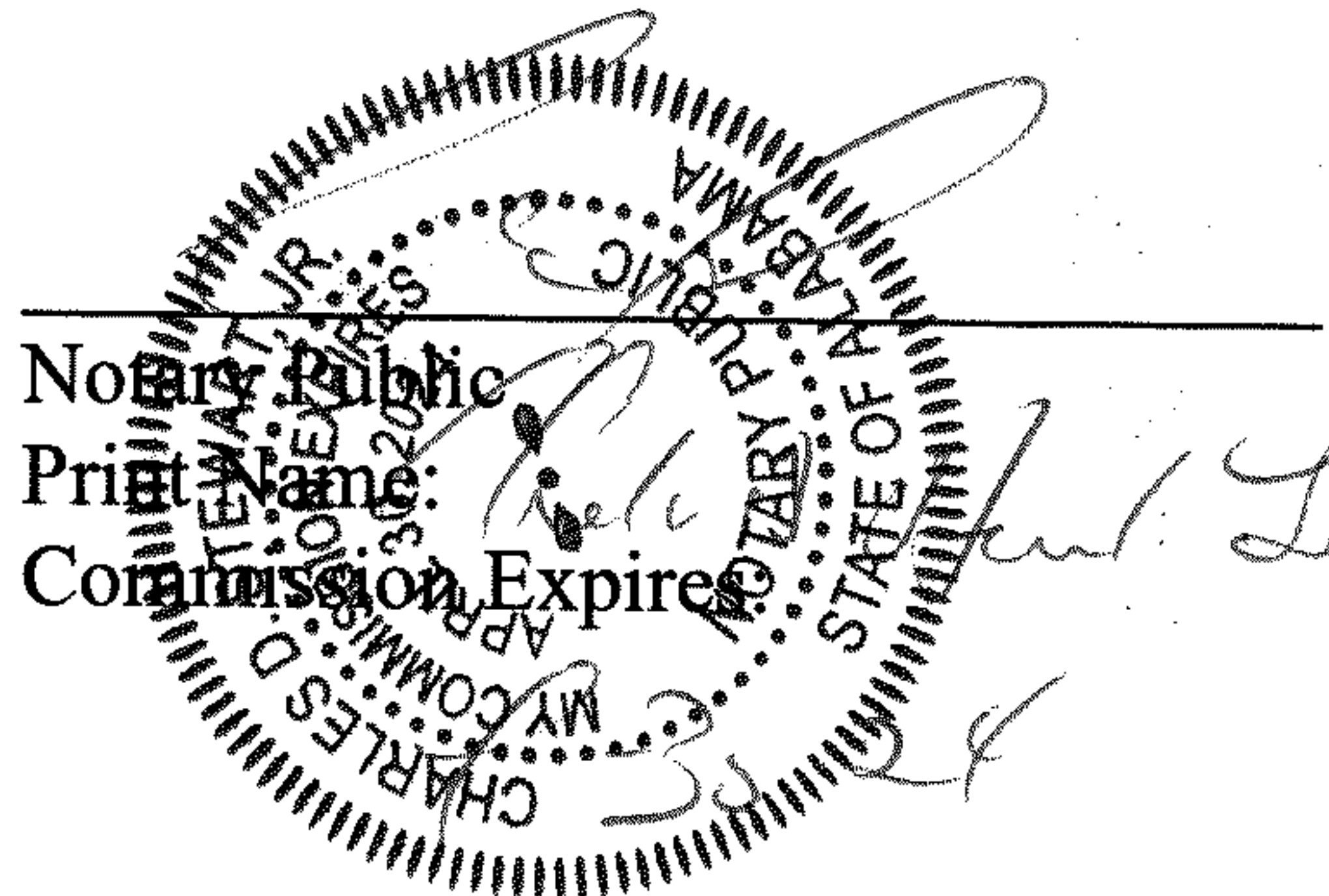


NICOLE ERWIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TYLER ERWIN and NICOLE ERWIN 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 July, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2020 11:28:15 AM
\$26.00 CHERRY
20200803000326060

Allen S. Bayl