

20200812000345360
08/12/2020 10:06:11 AM

Send tax notice to:
CHRISTOPHER ALLEN SUGGS
172 ASHTON WOODS DRIVE
CHELSEA, AL, 35043

DEEDS 1/2
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020597T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JASON LAMAR GREEN and VICKI S GREEN, husband and wife** whose mailing address is: 105 Freeman Drive TANADAGA AL 35160 (hereinafter referred to as "Grantors") by **CHRISTOPHER ALLEN SUGGS and FAE MICHELLE SUGGS** whose property address is: **172 ASHTON WOODS DRIVE, CHELSEA, AL, 35043** 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 16, according to the revised final plat of Ashton Woods, Phase Two as recorded in Map Book 29, page 92, in the Probate Office of Shelby County, Alabama.

Lot 33, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, page 160, 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 Ashton Woods, Phase 2 as recorded in Map Book 27, page 97; Final Revised Plat of Ashton Woods, Phase 2, as recorded in Map Book 29, page 92 and Ashton Woods, Phase 1, as recorded in Map Book 23, page 160, in the Office of the Judge of Probate 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.
4. Covenants, Conditions and Restrictions as recorded in Instrument #20010228000069371.

\$265,109.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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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 10 day of August, 2020.

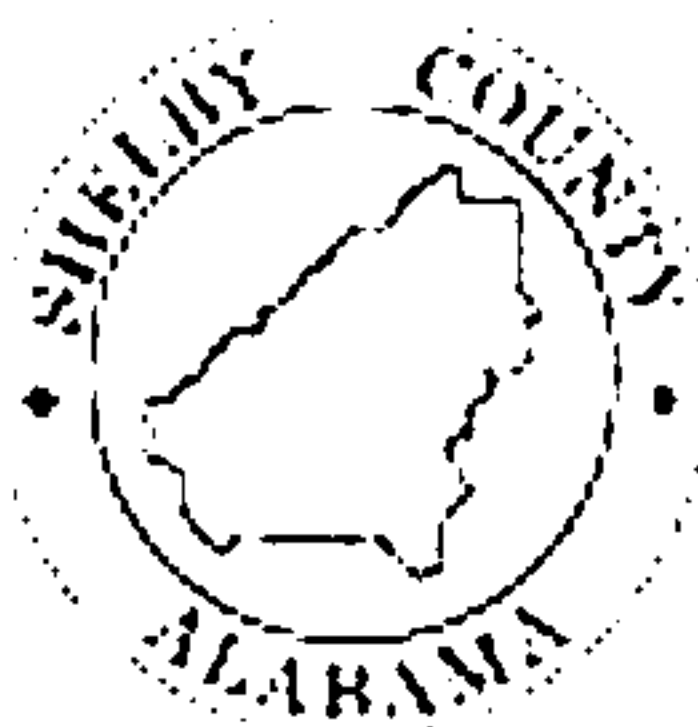

JASON LAMAR GREEN


VICKI S GREEN

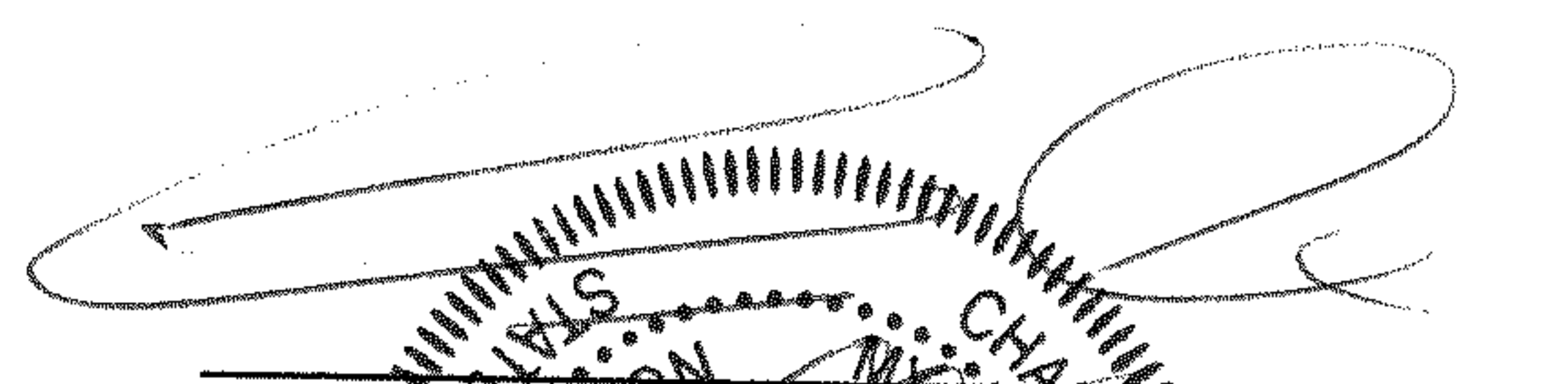
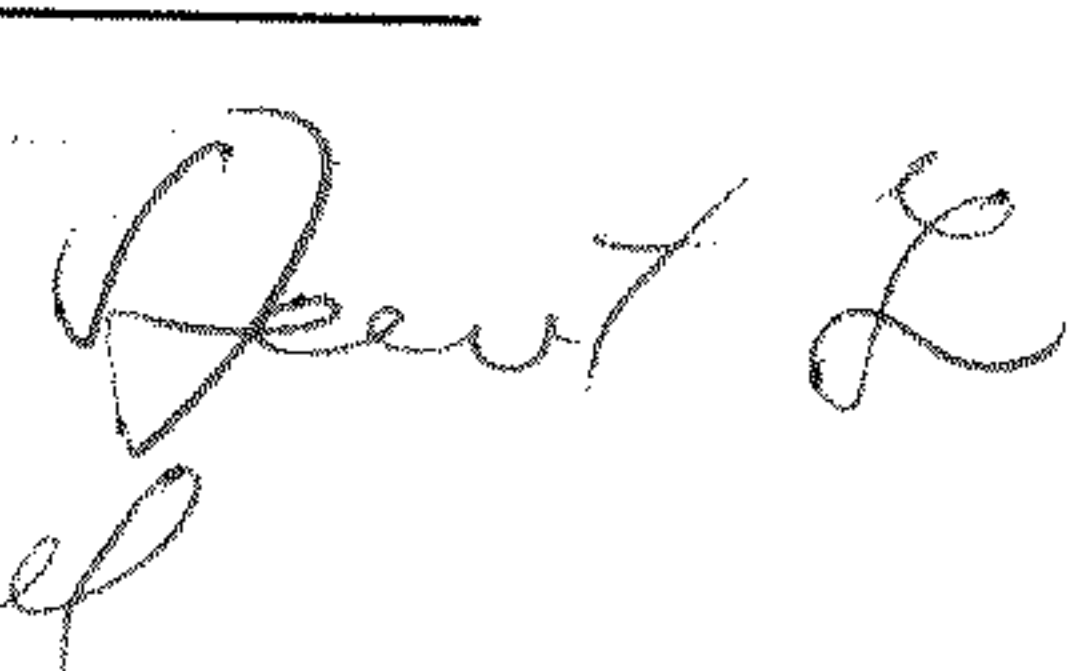

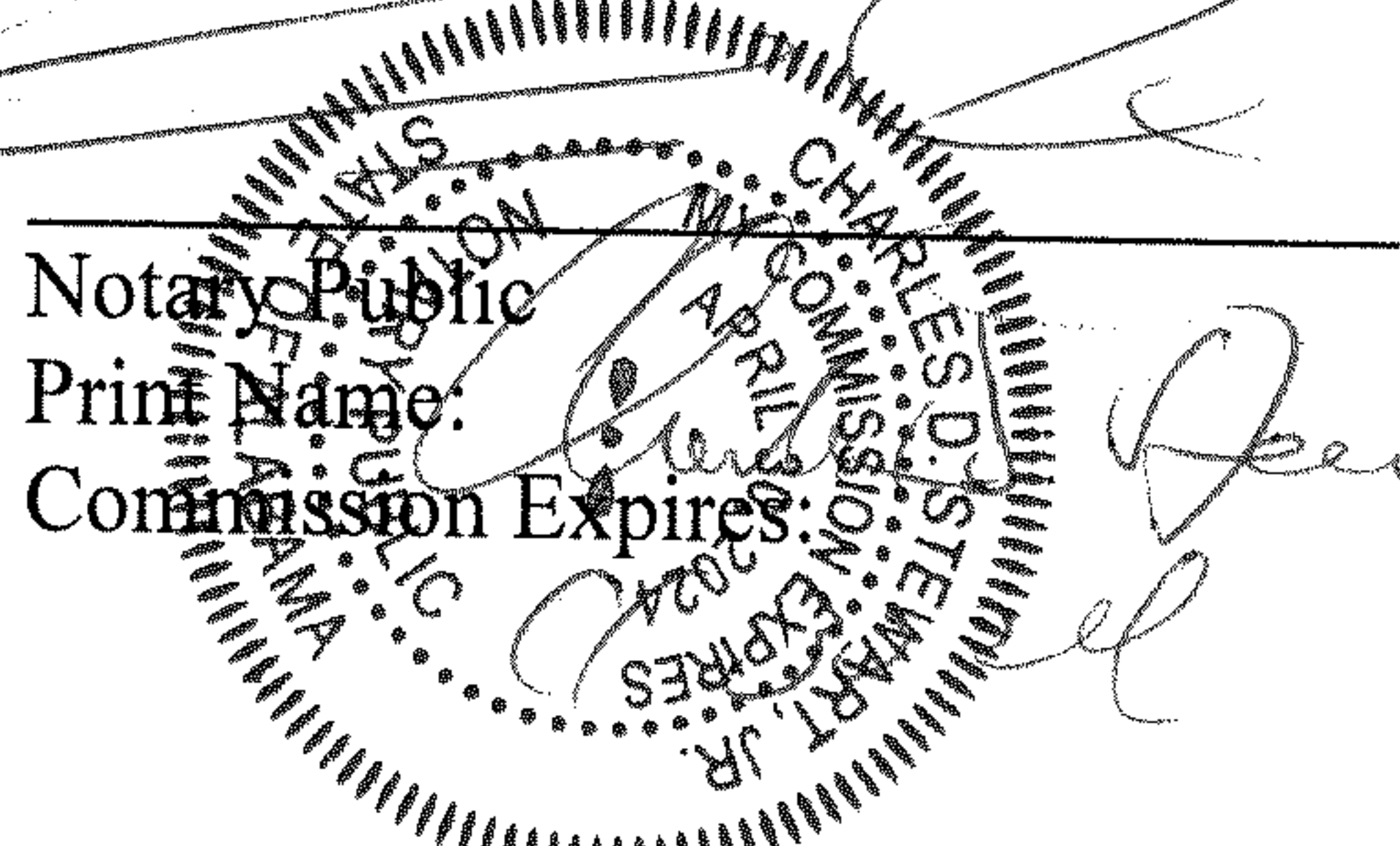
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON LAMAR GREEN and VICKI S GREEN 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 10 day of August, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2020 10:06:11 AM
\$30.00 JESSICA
20200812000345360


Notary Public
Print Name: 
Commission Expires: 
The notary seal is a circular stamp. It contains the text "NOTARY PUBLIC" at the top, "SHELBY COUNTY, ALABAMA" at the bottom, and "COMMISSION EXPIRES: APRIL 1, 2024" in the center. The seal is surrounded by a decorative border.
