

20200921000423140
09/21/2020 02:48:08 PM
DEEDS 1/2

Send tax notice to:

2409 Forest Lakes Lane
Stewart, AL 35147

CHL2000277

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 **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Johnny D. Setser and Sandy L. Setser, Husband and Wife**, whose mailing address is:

P.O. Box 102 Chelsea, AL 35843 (hereinafter referred to as "Grantors"), by **David Scott Jackson Jr. and Ashleigh D'Olimpio** (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 234, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32 Page 26 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

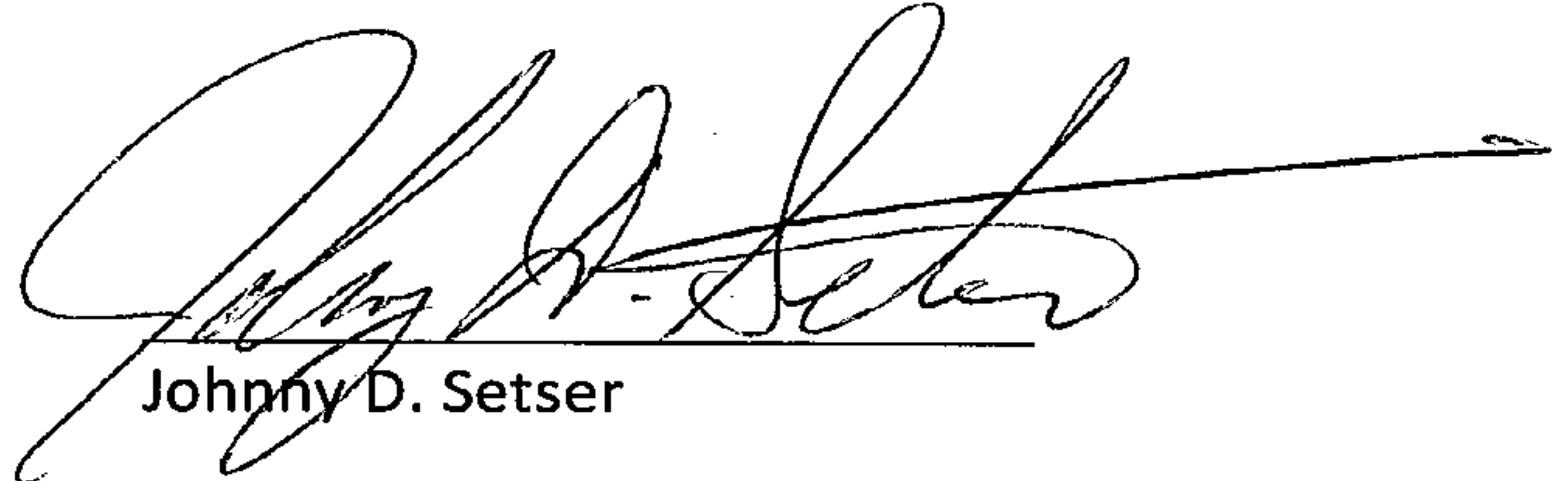
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

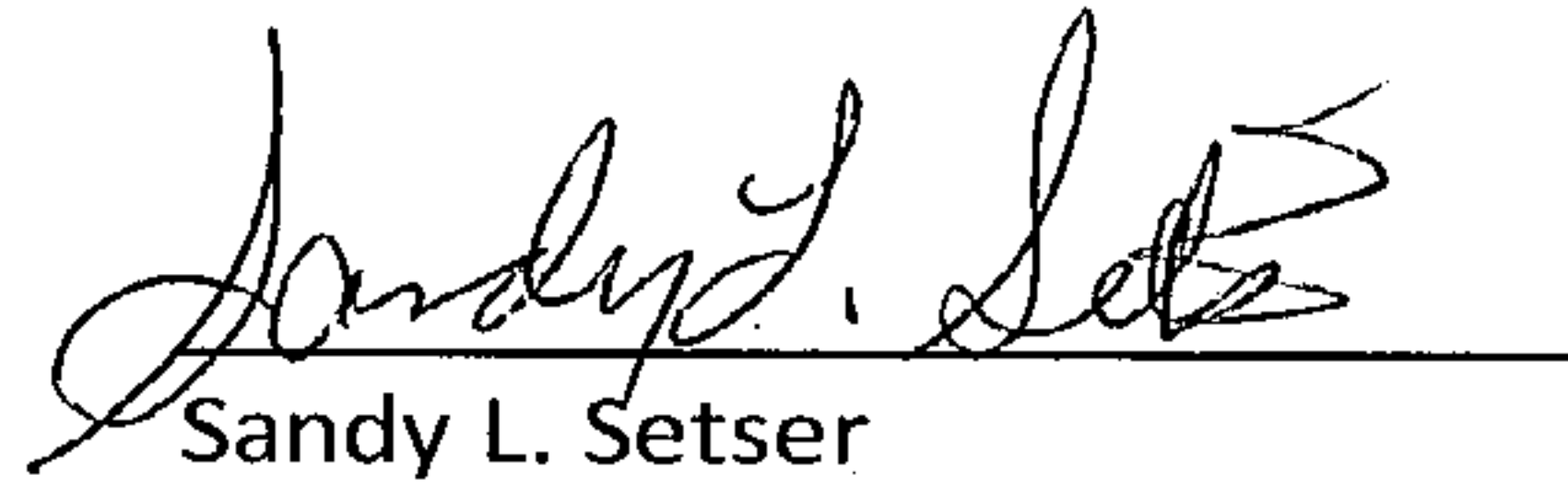
\$218,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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), Johnny D. Setser and Sandy L. Setser have hereunto set their signature(s) and seal(s) on September 10, 2020.

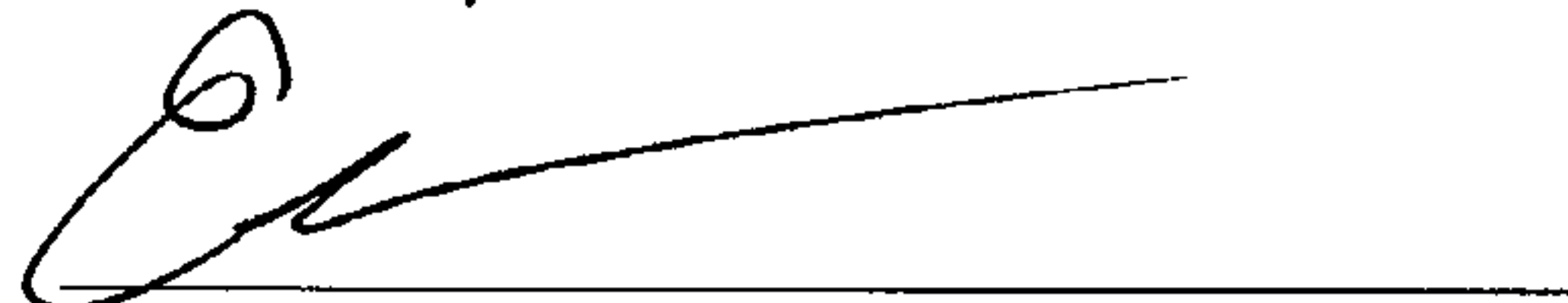

Johnny D. Setser


Sandy L. Setser

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny D. Setser and Sandy L. Setser, 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 10th day of September, 2020.



Notary Public
Print Name: C. Blake Robbins
Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl