

Send tax notice to:

TYLER W. ERWIN
28 Laurel Ridge Dr.
Wilsonville, AL 35186

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

Consideration is ½ Market Value - \$18,750.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to the undersigned, SHARON R ERWIN, A SINGLE INDIVIDUAL, and TYLER W ERWIN, A MARRIED MAN, whose mailing address is 570 Hwy 438 Wilsonville, AL 35186 (hereinafter referred to as "Grantors") by TYLER W. ERWIN and NICOLE H ERWIN, whose mailing address is 28 Laurel Ridge Dr. Wilsonville, AL 35186 (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 1, ACCORDING TO THE SURVEY OF LAUREL RIDGE ESTATES, AS RECORDED IN MAP BOOK 16, PAGE 98, 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. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED IN LANDS.
3. RESTRICTIONS, LIMITATIONS AND CONDITION AS SET OUT IN PLAT BOOK 16, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY.
4. RIGHTS OF OTHERS TO USE THE COMMON DRIVE AS SHOWN IN MAP BOOK 16, AGE 98, IN THE PROBATE OFFICE.

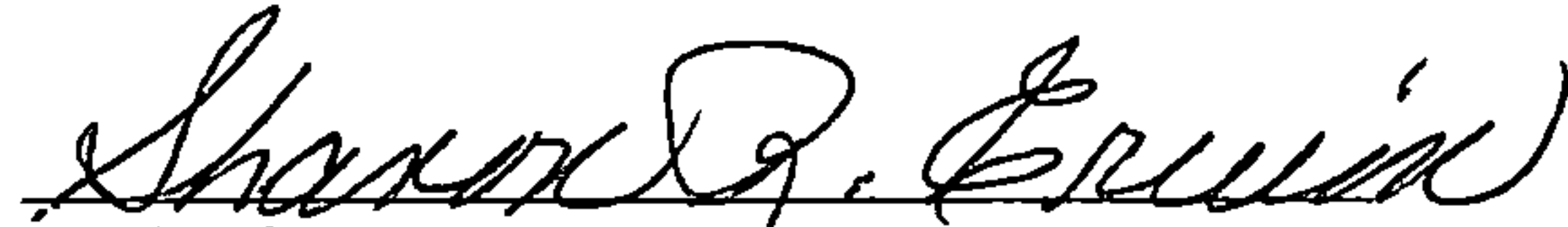
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS AS DEFINED BY THE CODE OF ALABAMA. THIS PROPERTY IS VACANT LAND.


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 Grantee, 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 24th day of September, 2020.


SHARON R ERWIN


TYLER W ERWIN

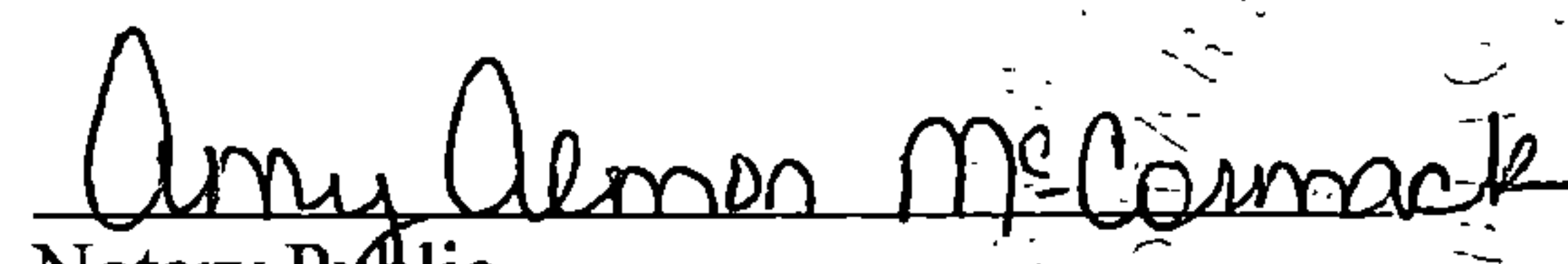

20200925000431810 2/2 \$44.00
Shelby Cnty Judge of Probate, AL
09/25/2020 09:09:51 AM FILED/CERT

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHARON R ERWIN AND TYLER W ERWIN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of September, 2020.

Shelby County, AL 09/25/2020
State of Alabama
Deed Tax: \$19.00


Notary Public
Print Name: Amy Almon McCormack
Commission Expires: November 21, 2022