

20201007000454940
10/07/2020 09:50:13 AM
DEEDS 1/2

Send tax notice to:
AMBER K RARY
5545 HEATH ROW DRIVE
BIRMINGHAM, AL, 35242

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

2020757T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BRADLEY A SMITH and NATASHA SMITH A/K/A NATASHA N RYAN, HUSBAND AND WIFE whose mailing address is: 40 Topsid Drive, Inlet Beach, FL 32461 (hereinafter referred to as "Grantors") by AMBER K RARY whose property address is: **5545 HEATH ROW DRIVE, BIRMINGHAM, AL, 35242** 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 8, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, page 27, in the Office of the Judge of Probate 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 Meadow Brook, 12th Sector, as recorded in Map Book 9, page 27, 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. Right of way, Agreement and Restrictions granted to Alabama Power Company recorded in Misc. Book 57, Page 208; Misc. Book 57, page 74 and Real Volume 1, page 344.
5. Covenants, Conditions and Restrictions as recorded in Misc. Book 57, Page 23.

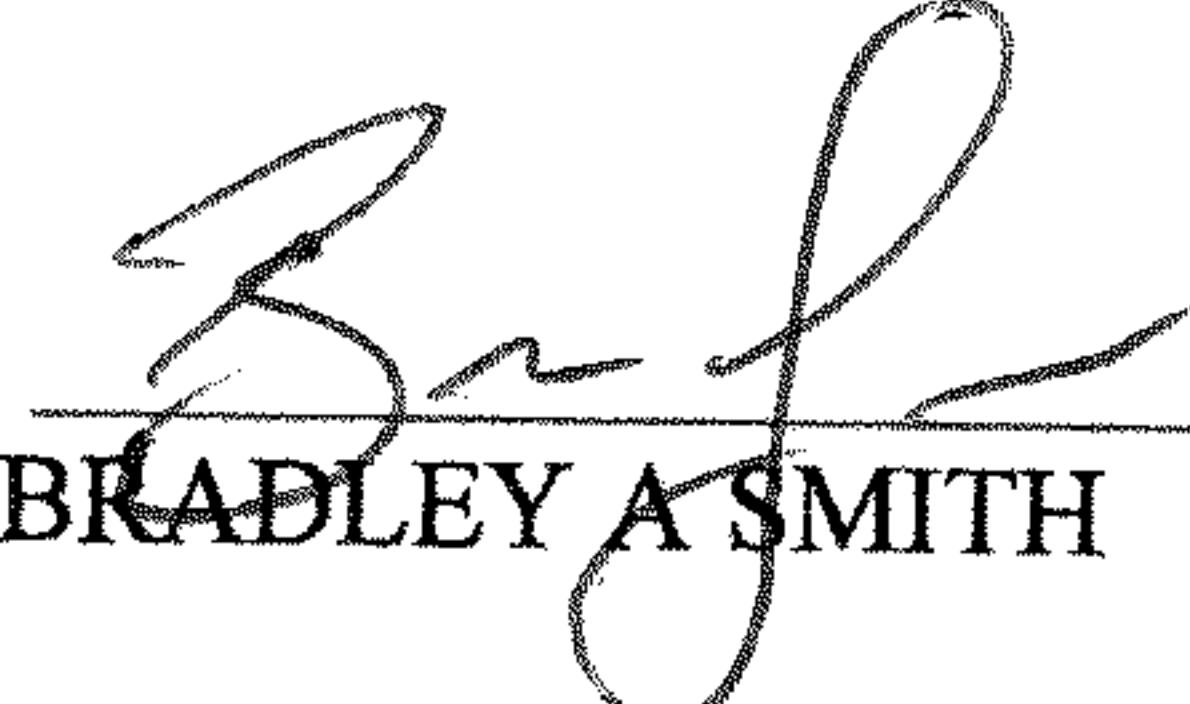
\$319,113.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Natasha N Ryan and Natasha Smith are one and the same person

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 25 day of September, 2020.



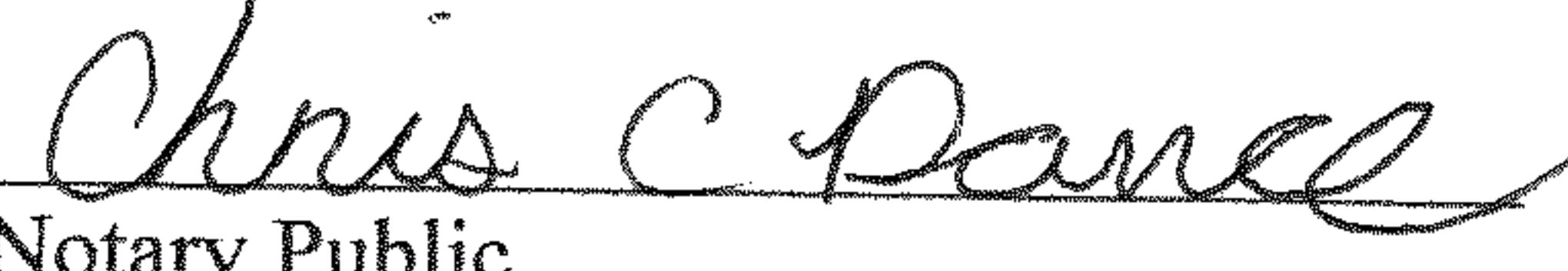
BRADLEY A SMITH

NATASHA SMITH

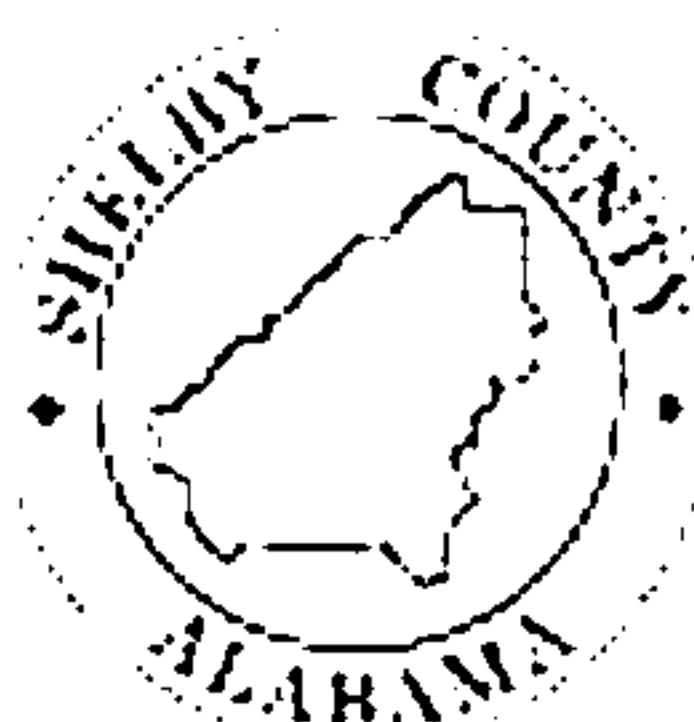
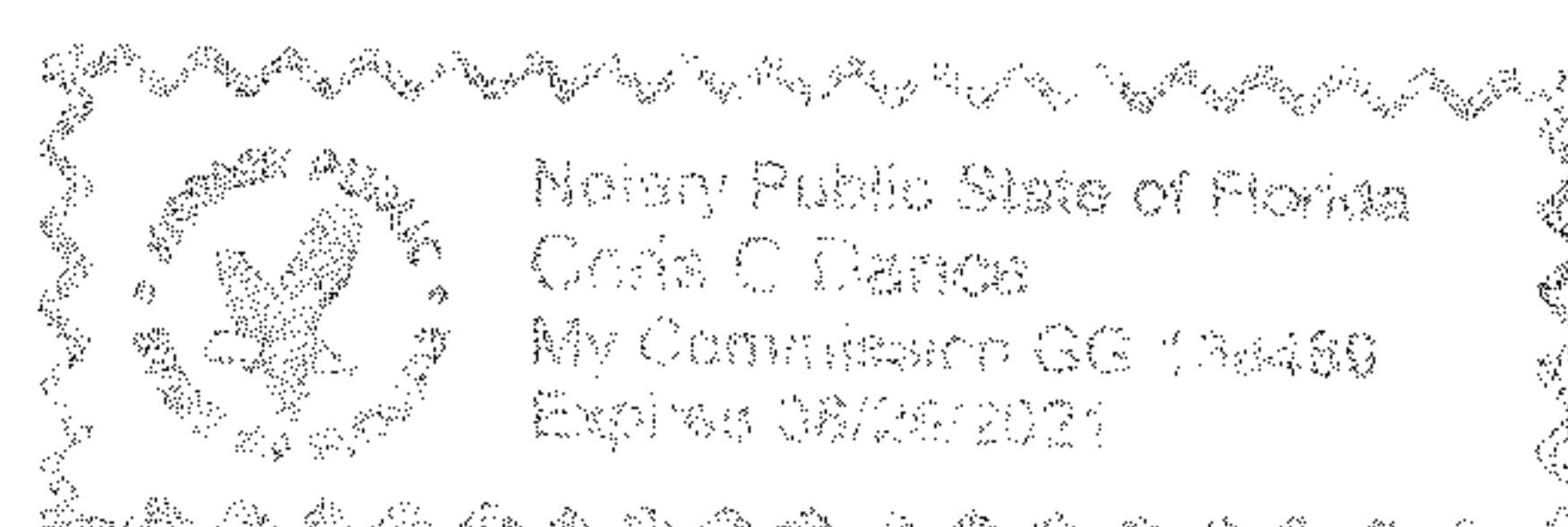
STATE OF ~~ALABAMA~~ ^{CD} Florida
COUNTY OF ~~SHELBY~~ ^{CE} Walton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRADLEY A SMITH and NATASHA SMITH 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 25 day of September, 2020.



Notary Public
Print Name: Chris C Dance
Commission Expires: 08/28/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2020 09:50:13 AM
\$32.00 JESSICA
20201007000454940

