

Send tax notice to:
BLAINE ROSENBERG
5362 HARVEST RIDGE LANE
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

2020733T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Eight Thousand and 00/100 Dollars (\$298,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **AUSTIN K GRAVES and STEPHANIE GRAVES, HUSBAND AND WIFE** whose mailing address is: 3008 Highway 32, Wilsonville, AL 35186 (hereinafter referred to as "Grantors") by **BLAINE ROSENBERG and CRISTIN ROSENBERG** whose property address is: **5362 HARVEST RIDGE LANE, 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 73, 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, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Meadow Brook, 5th Sector, First Phase, as recorded in Map Book 8, Page 109, 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. Agreement recorded in Book 52, Page 193 and Book 52, Page 197 of the Probate Records of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 349, Page 802, Book 354, Page 674, Book 50, Page 828, Book 50, Page 948, Book 56, Page 195..

\$268,200.00 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 16 day of October, 2020.

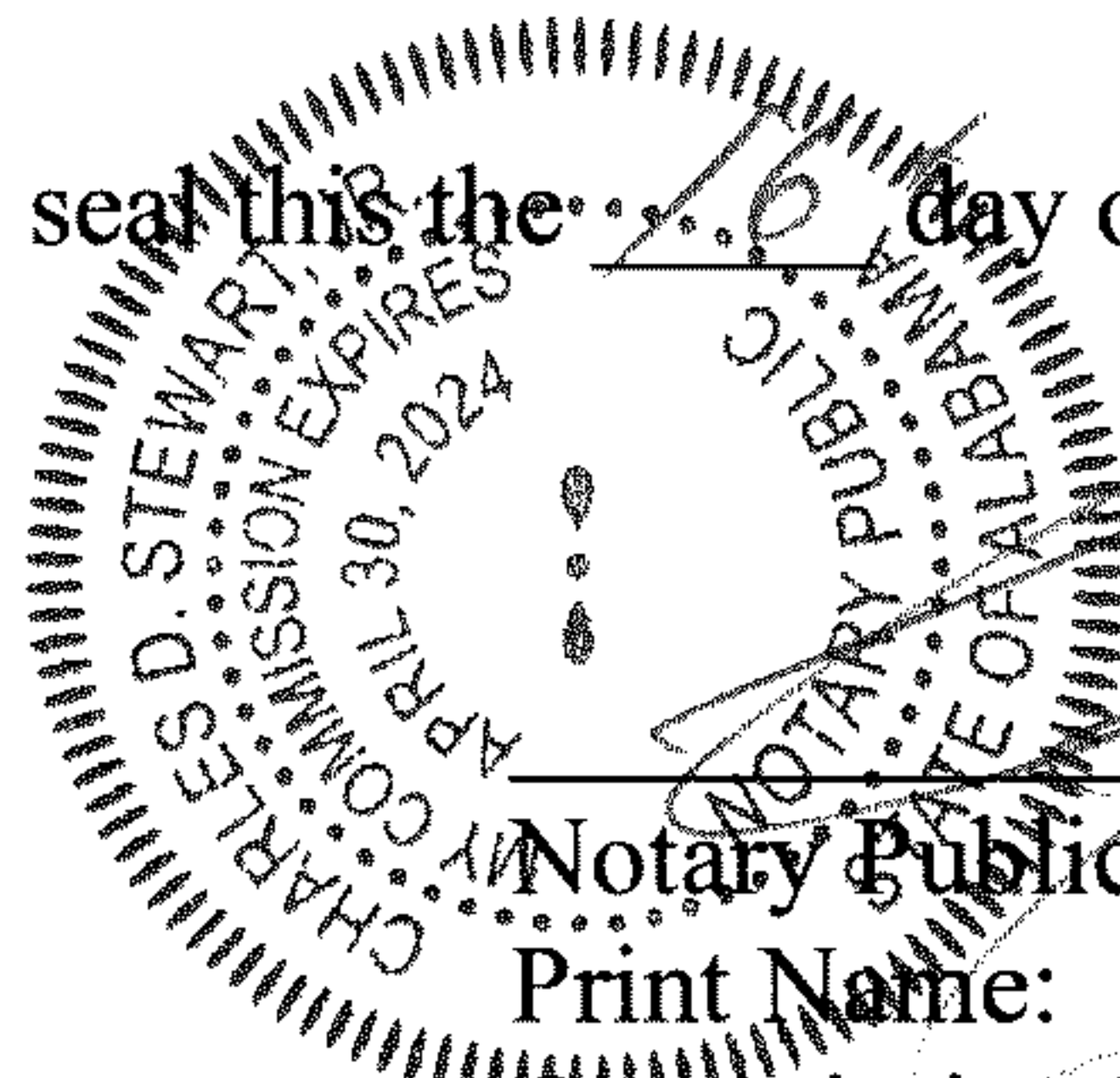
Austin K Graves
AUSTIN K GRAVES

Stephanie Graves
STEPHANIE GRAVES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AUSTIN K GRAVES and STEPHANIE GRAVES 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 16 day of October, 2020.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2020 03:43:38 PM
\$55.00 MIST1
20201103000498520

Allen S. Bayl