

20201105000505440

11/05/2020 03:35:08 PM

DEEDS 1/2

Send tax notice to:

Jay M Terry

2347 Deerwood Rd

Birmingham, AL, 35216

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

2020821

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Cynthia Harris Smith, a married woman** whose mailing address is: 1349 Highway 56 Wilsonville, AL 35786 (hereinafter referred to as "Grantors") by **Jay M Terry and Ellen G Terry** whose property address is: **5144 Hollow Log 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 17A, according to the Resurvey of Lot 17, The View at Indian Crest and Lot 69, Homestead Third Sector, as recorded in Map Book 38, Page 52, in the Probate Office 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. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument# 20060728000364420 and Instrument# 20081218000469100 and Instrument No. 20100312000073060, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company as recorded in Deed Book 186, Page 194, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Shelby County, Alabama as set forth in Deed Book 216, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto; together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 42, Page 246, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company as set forth in Instrument# 20080501000178020; in the Probate Office of Shelby County, Alabama.
7. 14. Easements and building lines as shown on recorded map.

\$320,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

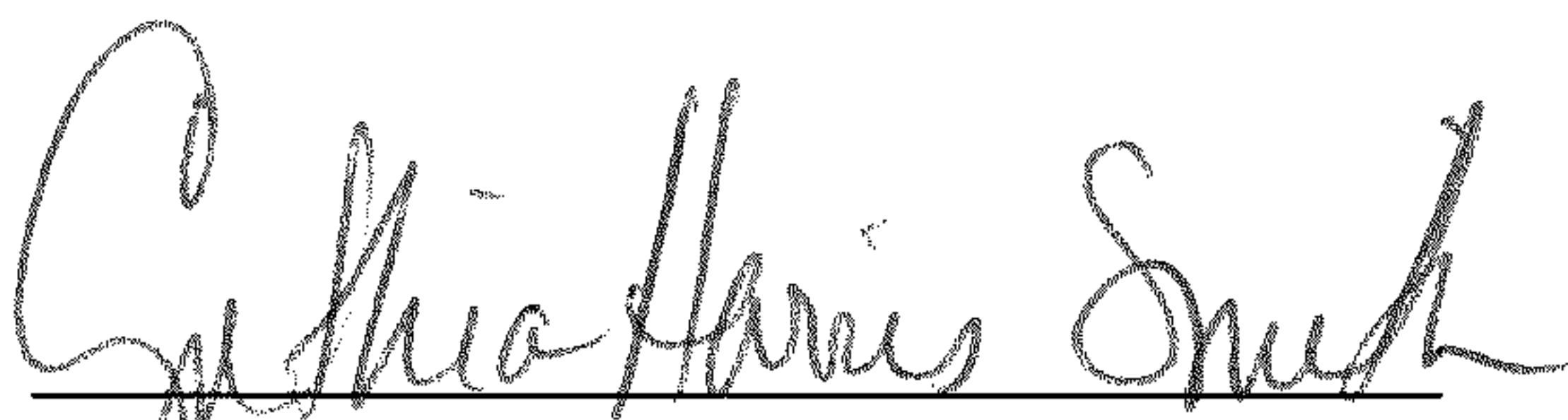
This property is not the homestead of the grantor nor that of her spouse.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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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.


Cynthia Harris Smith

STATE OF ALABAMA
COUNTY OF SHELBY

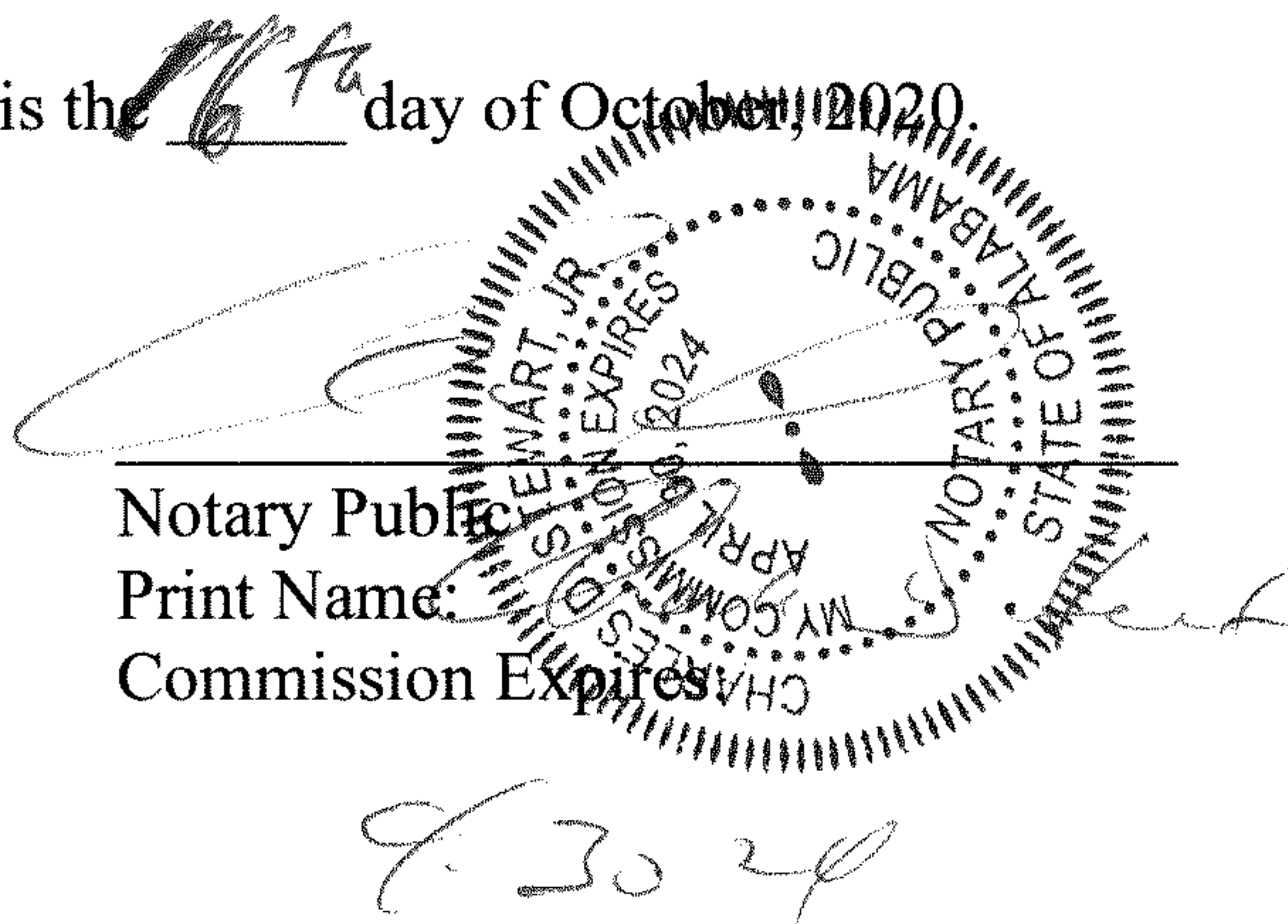
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Harris Smith whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of October, 2020.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 03:35:08 PM
\$105.00 CHARITY
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Allen S. Bayl