

20201106000507370
11/06/2020 10:51:03 AM
DEEDS 1/2

Send tax notice to:
JAVARCUS TYRELL CLARK
174 RIVER CREST LANE
HELENA, AL, 35080

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

2020844T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Six Thousand and 00/100 Dollars (\$246,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SONIA DEYAMPERT, SINGLE INDIVIDUAL** whose mailing address is: 11404 Brighton Knoll Loop, Riverview, FL 33579 (hereinafter referred to as "Grantors") by **JAVARCUS TYRELL CLARK and TAMARA SALICIA SHIRLEY** whose property address is: **174 RIVER CREST LANE, HELENA, AL, 35080** 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 2110 according to Old Cahaba, Phase V, 6th Addition, as recorded in Map Book 37, page 62, in the Probate Office of Shelby County, Alabama; being situated in 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 setback lines as shown on the recorded map of Old Cahaba, Phase V, 6th Addition, as recorded in Map Book 37, page 62, in the Probate Office of Shelby County, Alabama. 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, including those recorded in Deed Book 15, page 415; Deed Book 61, page 164; Real 133, page 277 and Real 321, page 6629.
3. Easements to Alabama Power Company recorded in Book 134 at Page 85; Book 230 at Page 113; Book 139, Page 238; Book 257 at Page 213 and Real 46, Page 69.
4. Easements to Shelby County recorded in Book 155 at Page 331; Book 155 at Page 425; Lis Pendens Book 2 at Page 165 and Book 156 at Page 203.
5. Covenants, Conditions and Restrictions recorded in Map Book 37, page 62.

\$241,544.00 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.

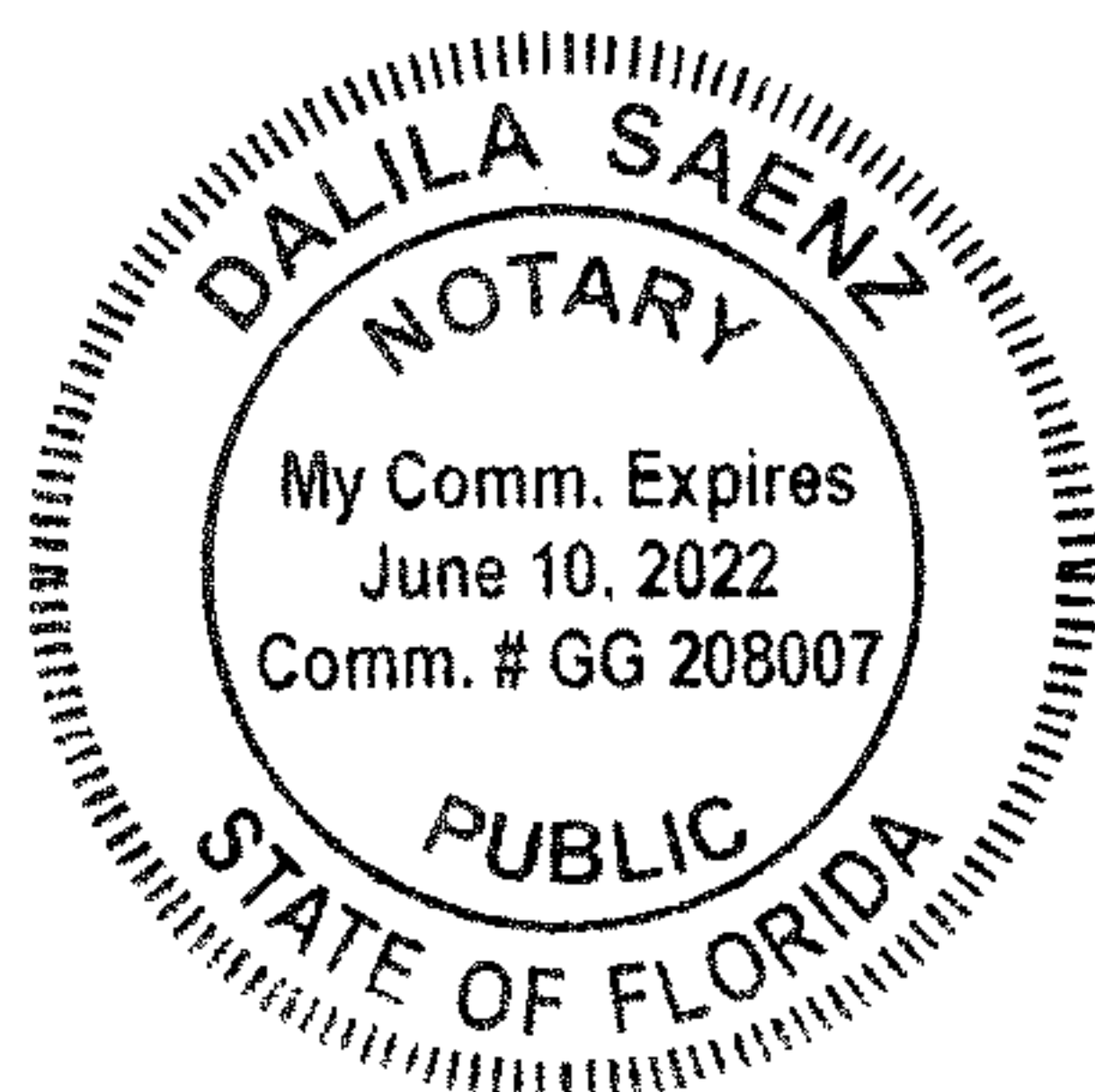
27 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of October, 2020.

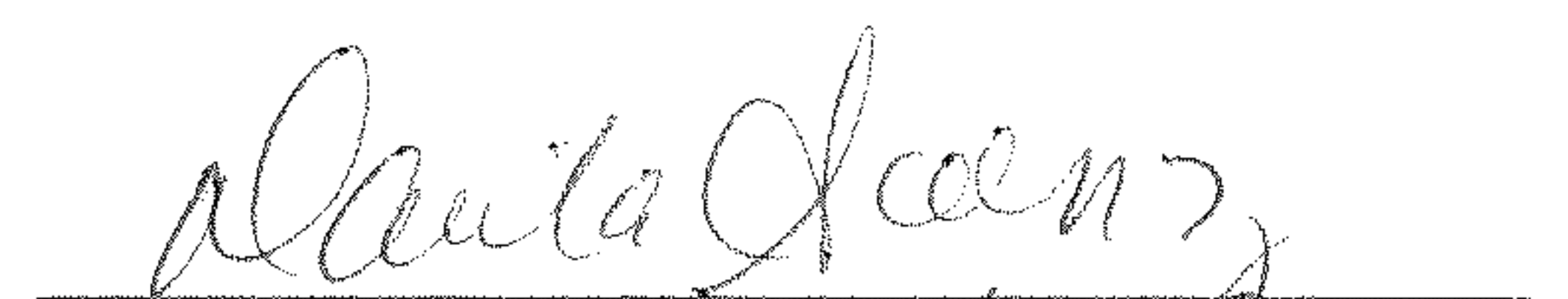

SONIA DEYAMPERT

STATE OF Florida
COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SONIA DEYAMPERT 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 27th day of October, 2020.




Notary Public
Print Name: Dalila Saenz
Commission Expires: 06/10/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2020 10:51:03 AM
\$29.50 JESSICA
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