

20201201000547670
12/01/2020 11:55:27 AM
DEEDS 1/2

Prepared By:

Stan McDonald / Jacob Title, LLC
807-C Shoney Drive
Huntsville, AL 35801
File #: 2020-1389

Purchase Price: \$349,000.00

WARRANTY DEED

State of ALABAMA
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Michael F. Demarco, Single, whose address is 3304 Brook Highland Circle, Birmingham, AL 35242** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the **Charles H. Fuller, Single, whose address is 109 Emily Circle, Birmingham, AL 35242** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in County, Shelby, to-wit:

Lot 3, according to the Survey of The Cedars, as recorded in Map Book 25, Page 134, in the Probate Office of Shelby County, Alabama.

PHYSICAL ADDRESS OF PROPERTY: 109 Emily Circle, Birmingham, AL 35242.

Source of Title: Instrument No. 20070403000149010 dated 03/30/2007 recorded 04/03/2007 in Shelby County, AL

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

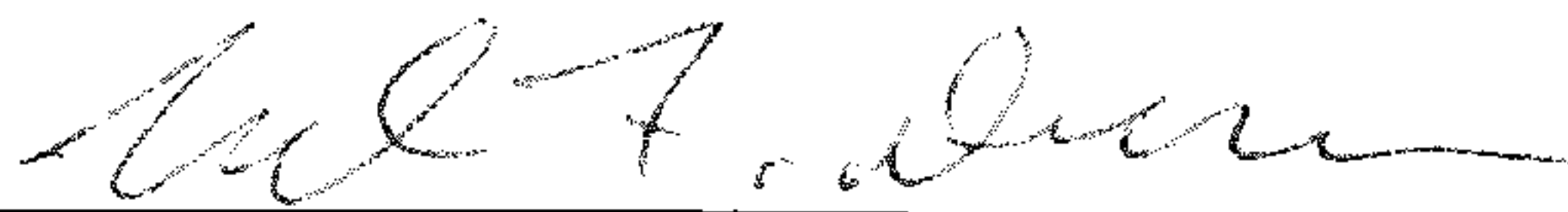
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 9th day of November, 2020.

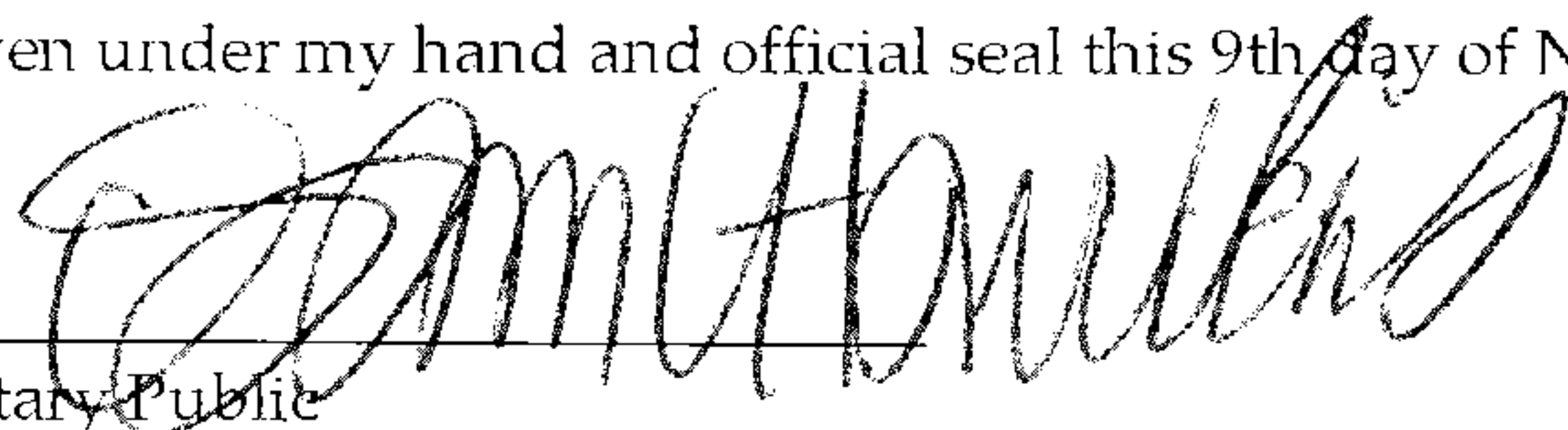


Michael F. Demarco

STATE OF ALABAMA
COUNTY OF ~~MADISON~~ **SHELBY**

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

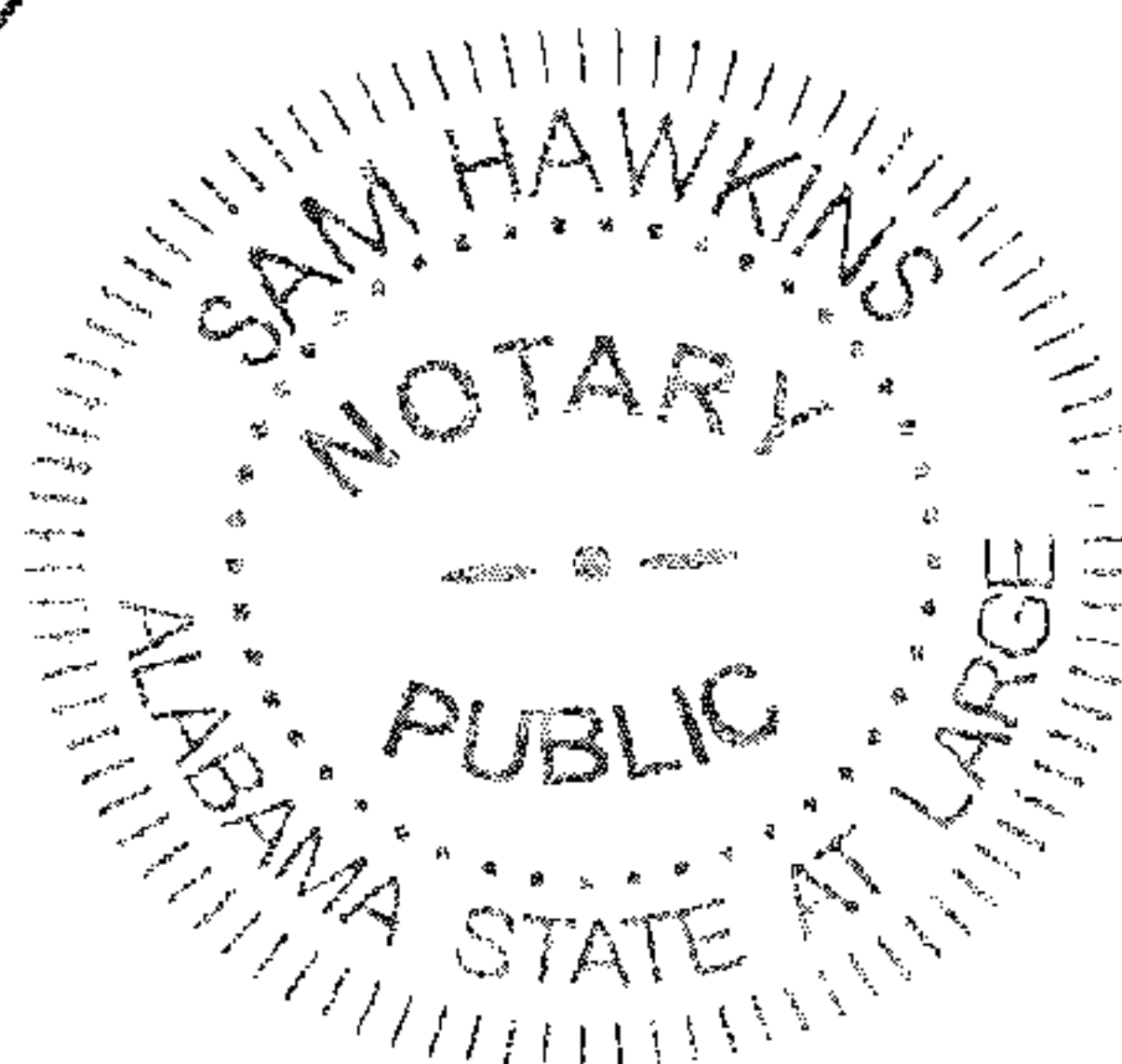
Given under my hand and official seal this 9th day of November, 2020.



Notary Public

My Commission Expires:

8/16/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2020 11:55:27 AM
\$37.00 CHERRY
20201201000547670

Alvin S. Beryl