

20201201000548160
12/01/2020 02:01:46 PM
DEEDS 1/2

SEND TAX NOTICE TO:

David A. Blount and Jennifer C. Blount
124 Chinaberry Lane
Maylene, AL 35114

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000758

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Eighty Four Thousand and 00/100 Dollars (\$284,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Anthony J. Elkins and Martha A. Elkins, a married couple**, whose address is **5298 Creekside Loop, Hoover, AL 35244** (hereinafter "Grantor", whether one or more), by **David A. Blount and Jennifer C. Blount**, whose address is **124 Chinaberry Lane, Maylene, AL 35124** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **David A. Blount and Jennifer C. Blount**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **124 Chinaberry Lane, Maylene, AL 35114**, to-wit:

Lot 7, according to the Survey of Chinaberry Subdivision, Phase I, Final Plat, as recorded in Map Book 32, Page 119, in the Probate Office of Shelby County, Alabama.

Martha A. Elkins is one and the same person as Marta Ann Elkins.

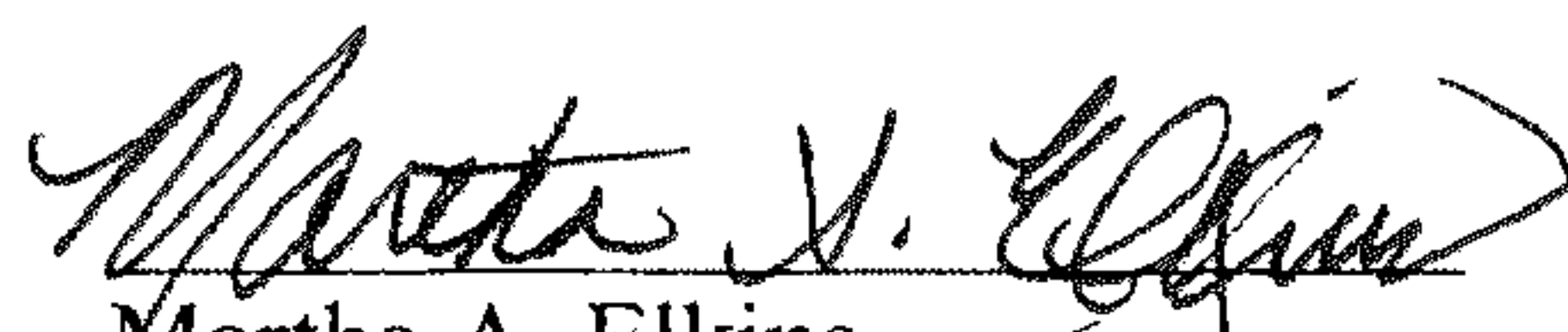
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$227,200.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this 18th day of November, 2020.

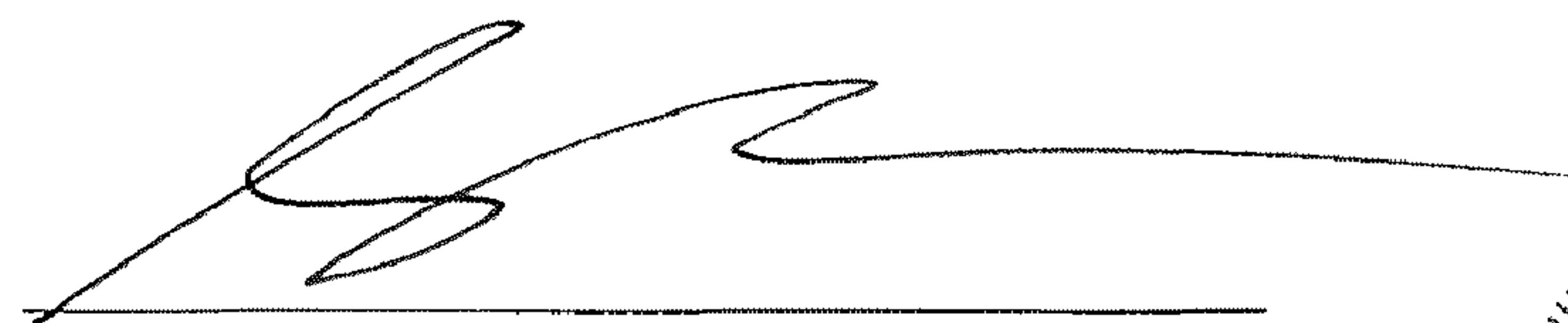

Anthony J. Elkins

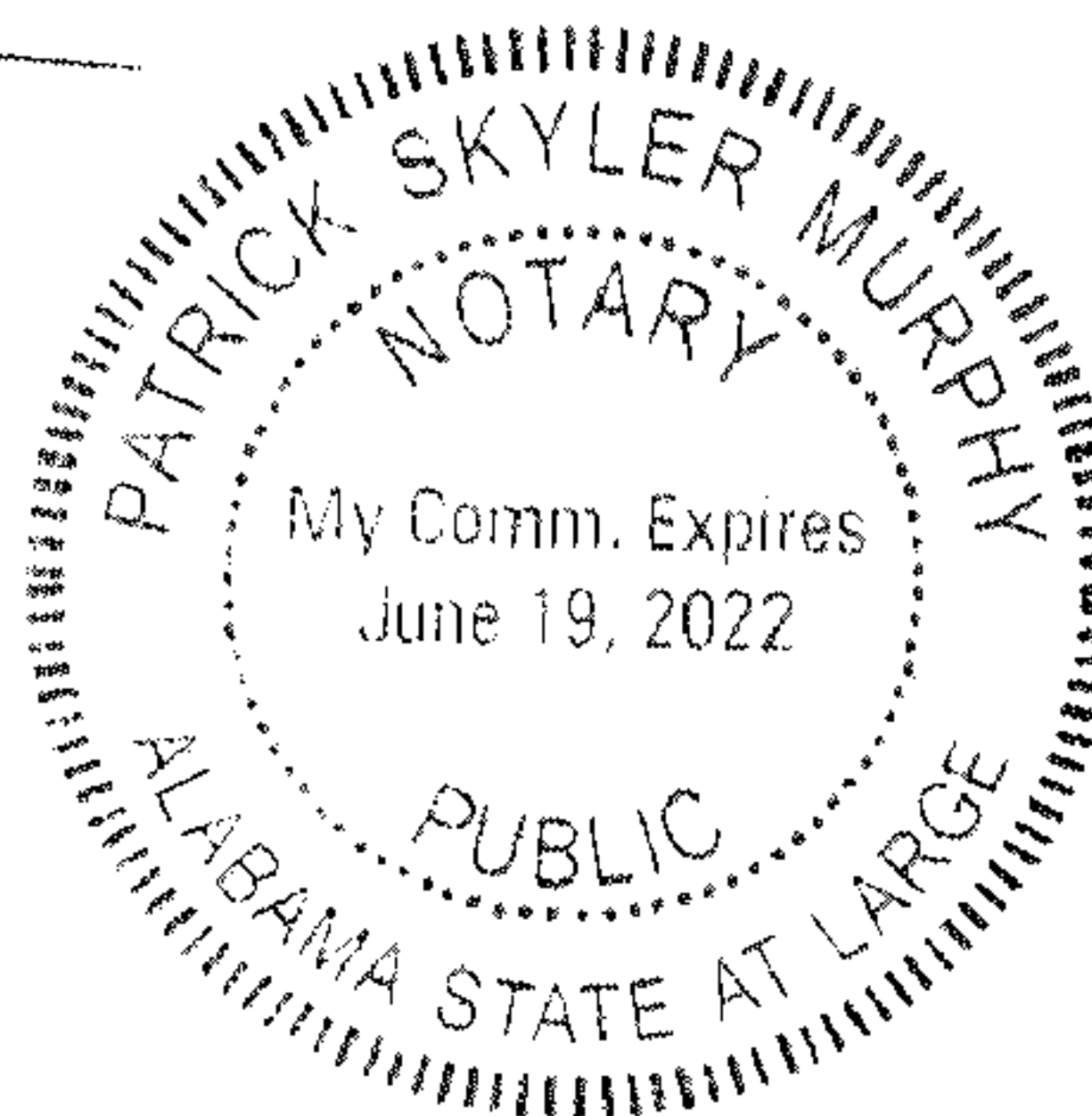

Martha A. Elkins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Anthony J. Elkins and Martha A. Elkins , a married couple, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18th day of November, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$82.00 MISTI
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