

Send tax notice to:
BRETT A KUYKENDALL
55 BURNHAM STREET
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
Shelby COUNTY

20201125

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN KEVIN HARRIS and EUGENIA HARRIS, HUSBAND AND WIFE** whose mailing address is: 244 Woodbridge Lane, Hoover, AL 35242 (hereinafter referred to as "Grantors") by **BRETT A KUYKENDALL and DESTINY E KUYKENDALL** whose property address is: **55 BURNHAM STREET, 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 7-34, Block 7, according to the Survey of Mt. Laurel- Phase 1A, as recorded in Map Book 27, Page 72 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

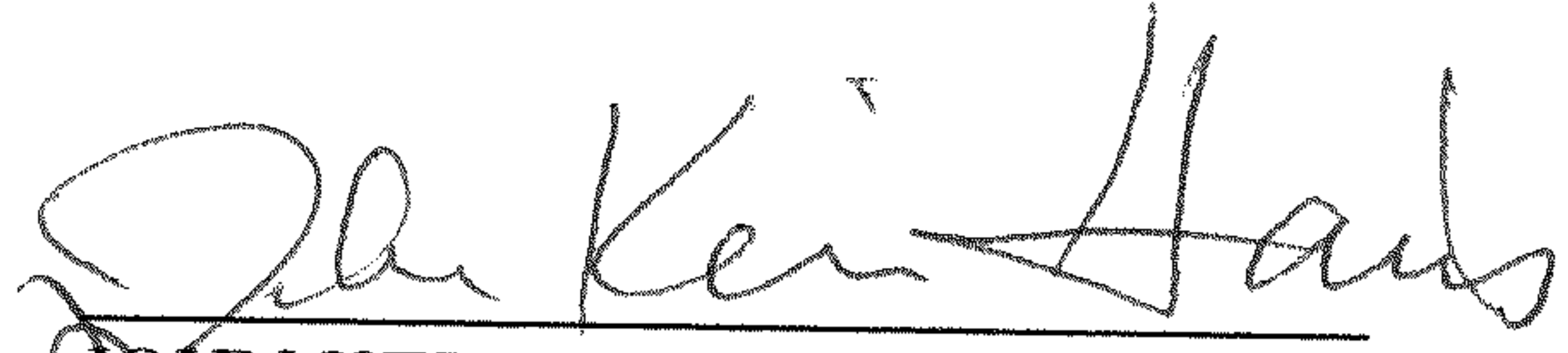
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Such state of facts as shown on the plat of Mt. Laurel, Phase 1A, as recorded in Map Book 27, Page 72 A & B, in the Probate Office of Shelby County, Alabama.
3. Release of damages as recorded in Instrument No. 2000-41082, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the Master Deed Restrictions recorded in Instrument No. 2000-35579, Declaration of Charter, Easements, Covenants and Restrictions as recorded in Instrument No. 2000-35580, 1st Amendment as recorded in Instrument No. 2000-36270, 2nd Amendment as recorded in Instrument No. 2000-38860, Instrument No. 2000-41414, 3rd Amendment as recorded in Instrument No. 2001-3681, 4th Amendment as recorded in Instrument No. 20030213000091860, 5th Amendment as recorded in Instrument No. 20030327000184530, 6th Amendment as recorded in Instrument No. 20030327000184540, 7th Amendment as recorded in Instrument No. 20030527000327720, 8th Amendment as recorded in Instrument No. 20040413000191810, 9th Amendment as recorded in Instrument No. 20040623000340720 and 10th Amendment as recorded in Instrument No. 20041015000569110 and 19th Amendment recorded in Instrument No. 20151002000346630, in the Probate Office of Shelby County, Alabama.
5. Town Center Covenants as recorded in Instrument No. 20030327000184510 and amended in Instrument No. 20040623000340730, in the Probate Office of Shelby County, Alabama.
6. Easement to Marcus Cable as recorded in Instrument No. 20101221000428650, in the Probate Office of Shelby County, Alabama.
7. Memorandum of Sewer Service Agreements regarding Mt. Laurel in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427740.

\$450,000.00 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 22nd day of January, 2021.

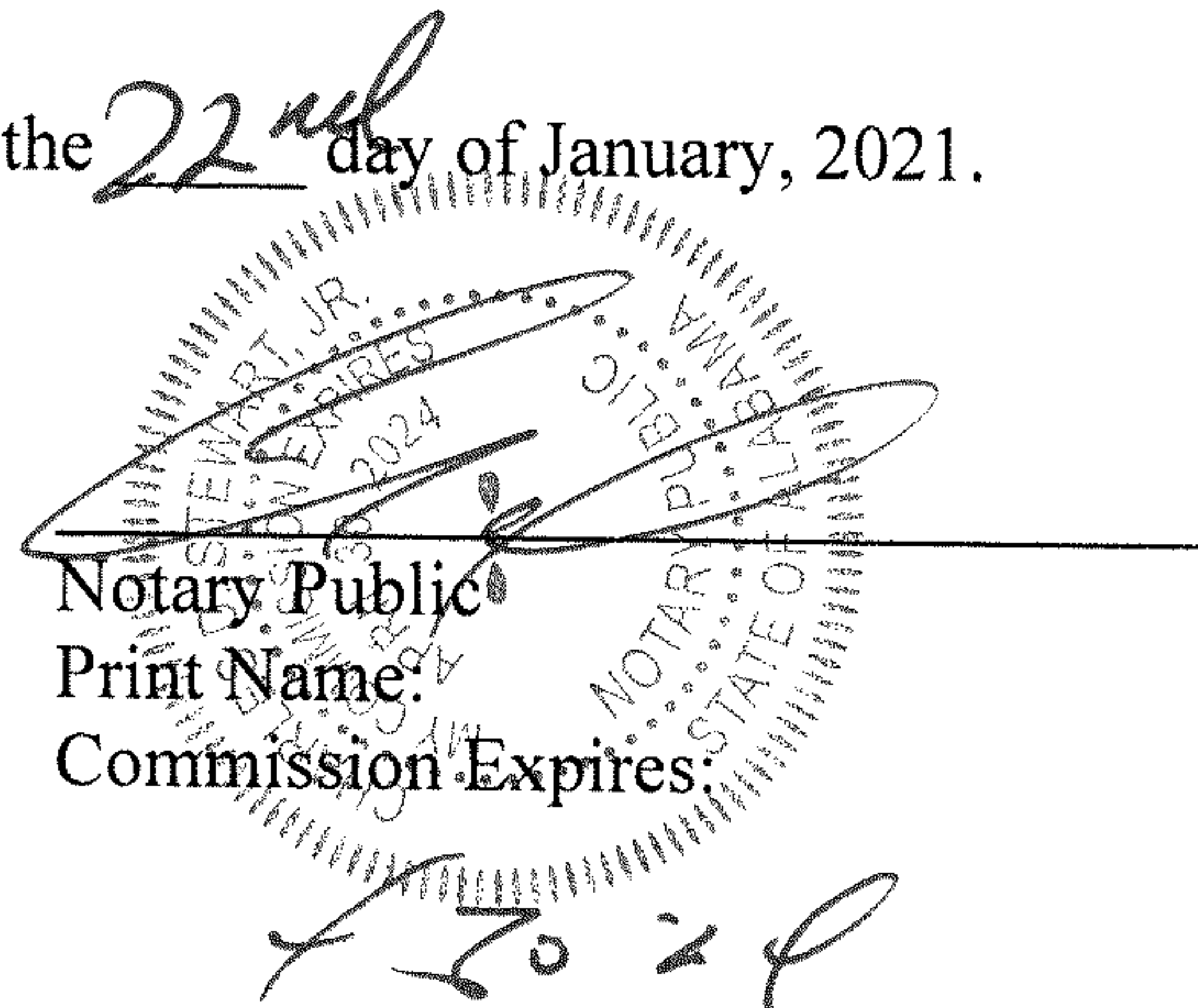

JOHN KEVIN HARRIS


EUGENIA HARRIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN KEVIN HARRIS and EUGENIA HARRIS 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 22nd day of January, 2021.


Notary Public
Print Name:
Commission Expires:
7-20-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/25/2021 12:49:27 PM
\$75.00 CHERRY
20210125000039870

