

20210305000110440
03/05/2021 09:06:01 AM
DEEDS 1/2

Send tax notice to:

CHRISTOPHER KENDALL
340 AMHERST DRIVE
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

2021119

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOSEPH CONNALLY DUBOSE, A MARRIED MAN** whose mailing address is: 70 Farmington Drive, Woodstock, GA 30188 (hereinafter referred to as "Grantors") by **CHRISTOPHER DAVID KENDALL and MELISSA CICERO KENDALL** whose property address is: **340 AMHERST DRIVE, 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 71, according to the Amended Map of Greystone Village - Phase 1, as recorded in Map Book 20, Page 32, 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. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Greystone Village – Phase 1, as recorded in Map Book 20, Page 32, in the Probate Office of Shelby County Alabama.
3. Restrictions and covenants appearing of record in Inst. No. 1994-12222, Inst. No. 1995-16397, Inst. No. 1998-2778, Inst. No. 1996-8823, Inst. No. 1993-20846 and Inst. No. 1993-20847 and Inst. No. 1997-16310.

\$240,000.00 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 his spouse

Joseph Connally Dubose is the surviving grantee under that certain warranty deed with joint rights of survivorship recorded in Instrument # 2019022000054490. Richard Dubose, the other grantee having died on or about December 19, 2020.

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 27th day of February, 2021.


JOSEPH CONNALLY DUBOSE

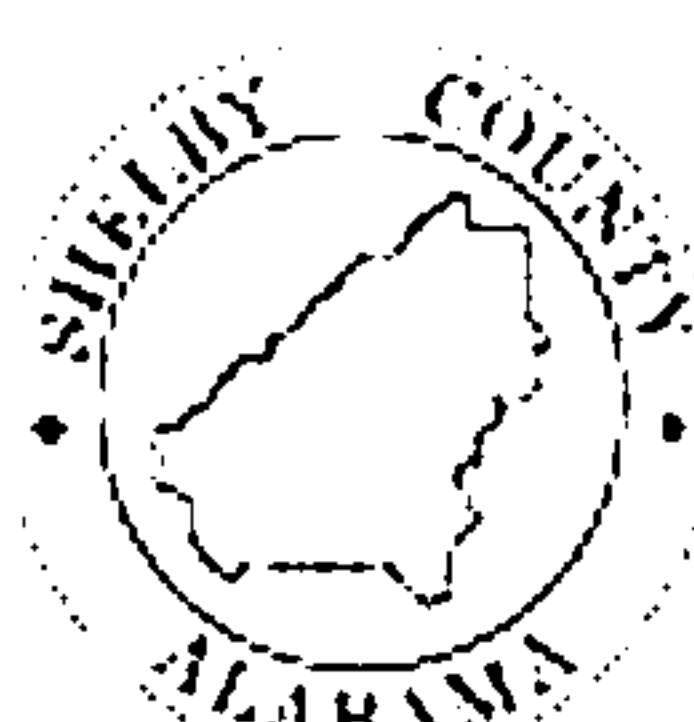
STATE OF GA
COUNTY OF Cherokee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH CONNALLY DUBOSE 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 Feb., 2021.




Notary Public
Print Name: Erik Schmidgall
Commission Expires: 11-16-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2021 09:06:01 AM
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