

20210405000168670  
04/05/2021 02:52:31 PM  
DEEDS 1/2

Send tax notice to:  
SEAN MAHLON GOULD  
352 CEDAR HILL 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

2021228

Shelby COUNTY

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$459,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHRISTIAAN L MCDONALD and KAREN J MCDONALD, husband and wife** whose mailing address is: **13207 KENLEY WAY BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by **SEAN MAHLON GOULD and ADRIAN MEREDITH GOULD** whose property address is: **352 CEDAR HILL 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 14, according to the Survey of The Cedars, 2nd Sector, as recorded in Map Book 25, Page 135, in the Probate Office of Shelby County, Alabama/**

SUBJECT TO:

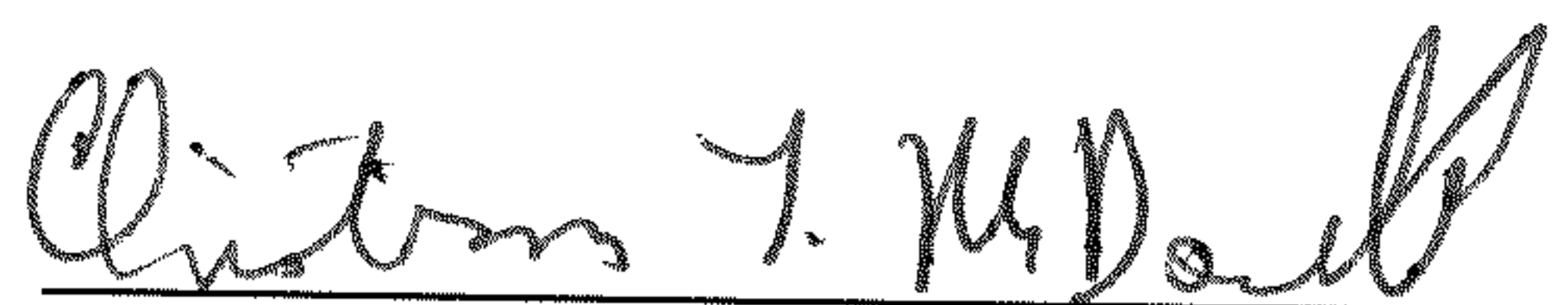
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easements and building lines as shown on recorded map.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1999-29516, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company as recorded in Deed Book 124, Page 556, Deed Book 217, Page 797 and Deed Book 134, page 553, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way to Shelby county as recorded in Deed Book 135, Pages 45, 46, 47, 48 and 49, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Restrictions in favor of Alabama Power Co. in Inst. No. 2000-11843, in the Office of the Judge of Probate of Shelby County, Alabama.

**\$436,905.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

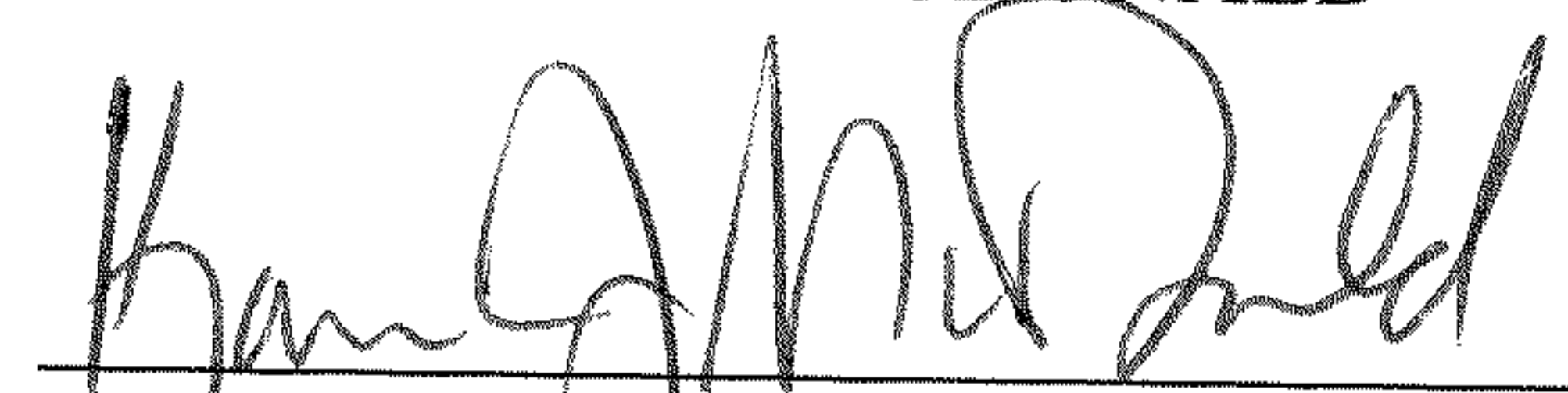
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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 31 day of March, 2021.



CHRISTIAAN L MCDONALD

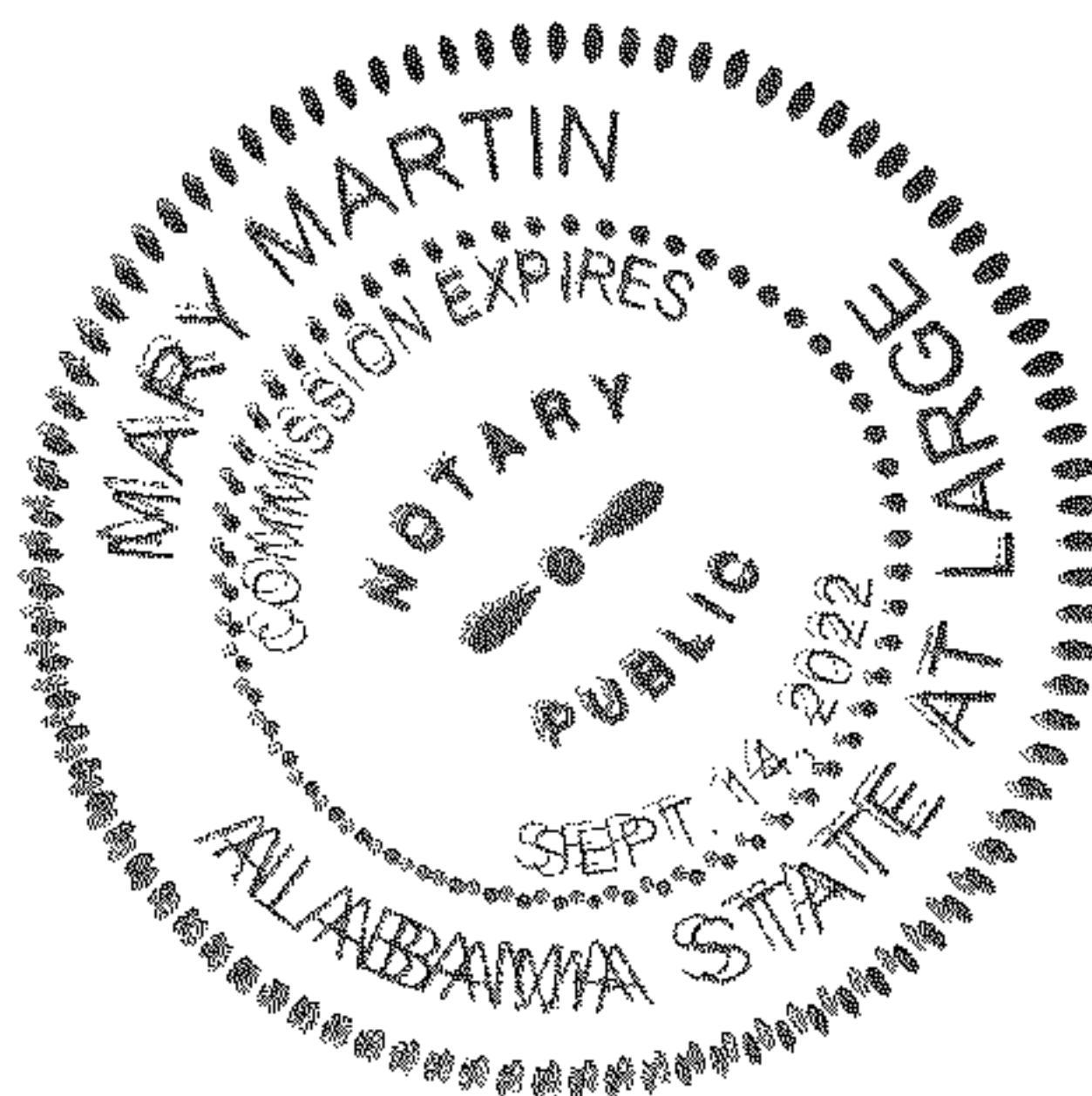


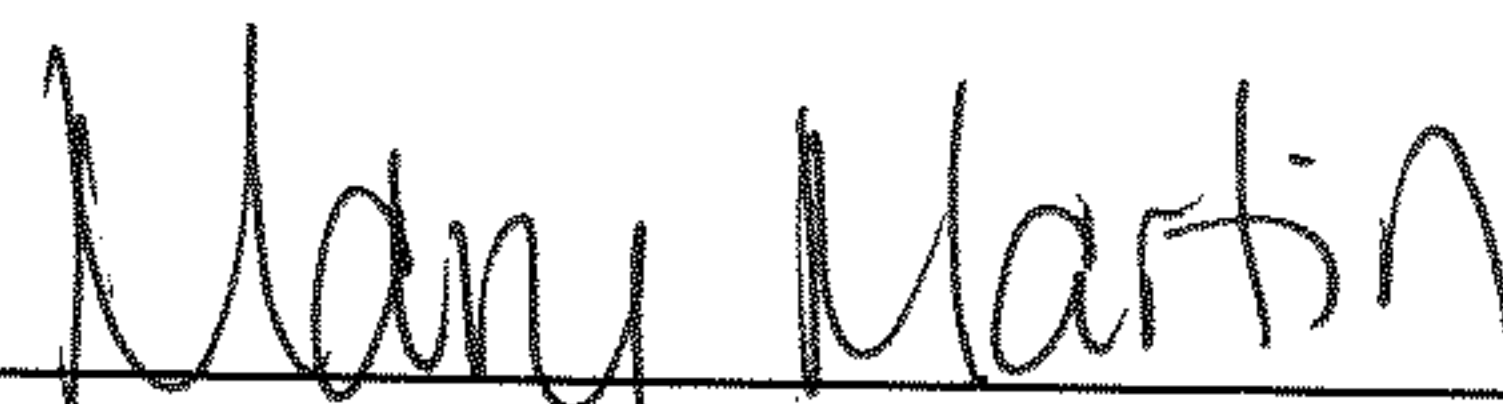
KAREN J MCDONALD

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTIAAN L MCDONALD and KAREN J MCDONALD 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 31 day of March, 2021.

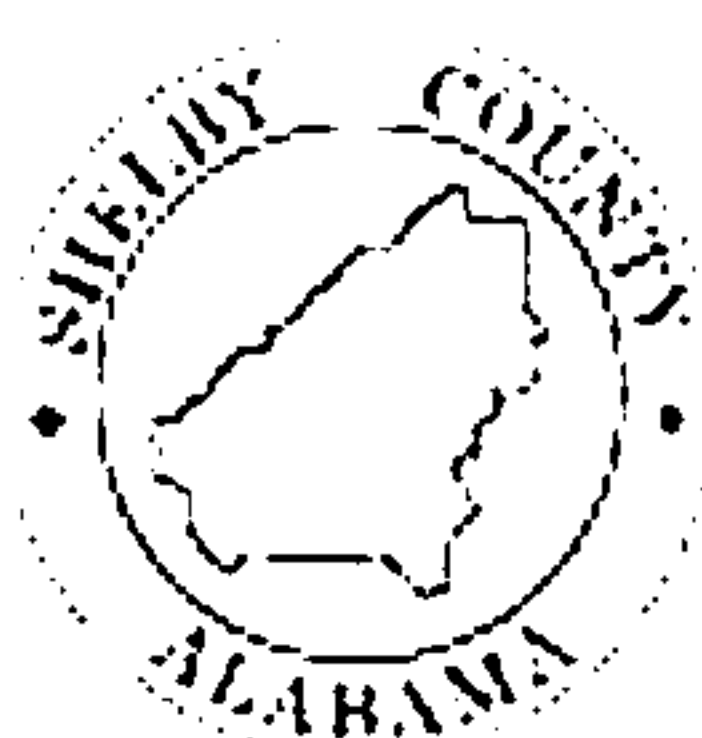




Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/05/2021 02:52:31 PM  
\$48.00 CHARITY  
20210405000168670

