

Send tax notice to:
KAYLA MICHELLE WUNDERLICH
2620 N CHANDALAR LANE
PELHAM, AL, 35124

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

2021232T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHRISTOPHER DANE ESTES and CRYSTAL ANN ESTES, husband and wife**, whose mailing address is: 460 Crestview Cir Montevallo 35115 (hereinafter referred to as "Grantors") by **KAYLA MICHELLE WUNDERLICH and ADAM REECE WUNDERLICH** whose property address is: **2620 N CHANDALAR LANE, PELHAM, AL, 35124** 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 27, according to the Survey of Chanda Terrace - Third Sector, as recorded in Map Book 10, page 97, in the Probate Office of Shelby County, Alabama.

Crystal Ann Estes and Crystal Ann Brantley are one and the same person.

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. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Survey of Chanda Terrace - Third Sector, as recorded in Map Book 10, page 97, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, Conditions and Restrictions as recorded in Real 138, page 49; Real 138, page 625 and Real 145, page 703.
5. Right of way in favor of Alabama Power Company recorded in Real 142, page 213.
6. Agreement with Alabama Power Company recorded in Real 140, page 716.

\$266,750.00 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 7th day of April, 2021.


CHRISTOPHER DANE ESTES

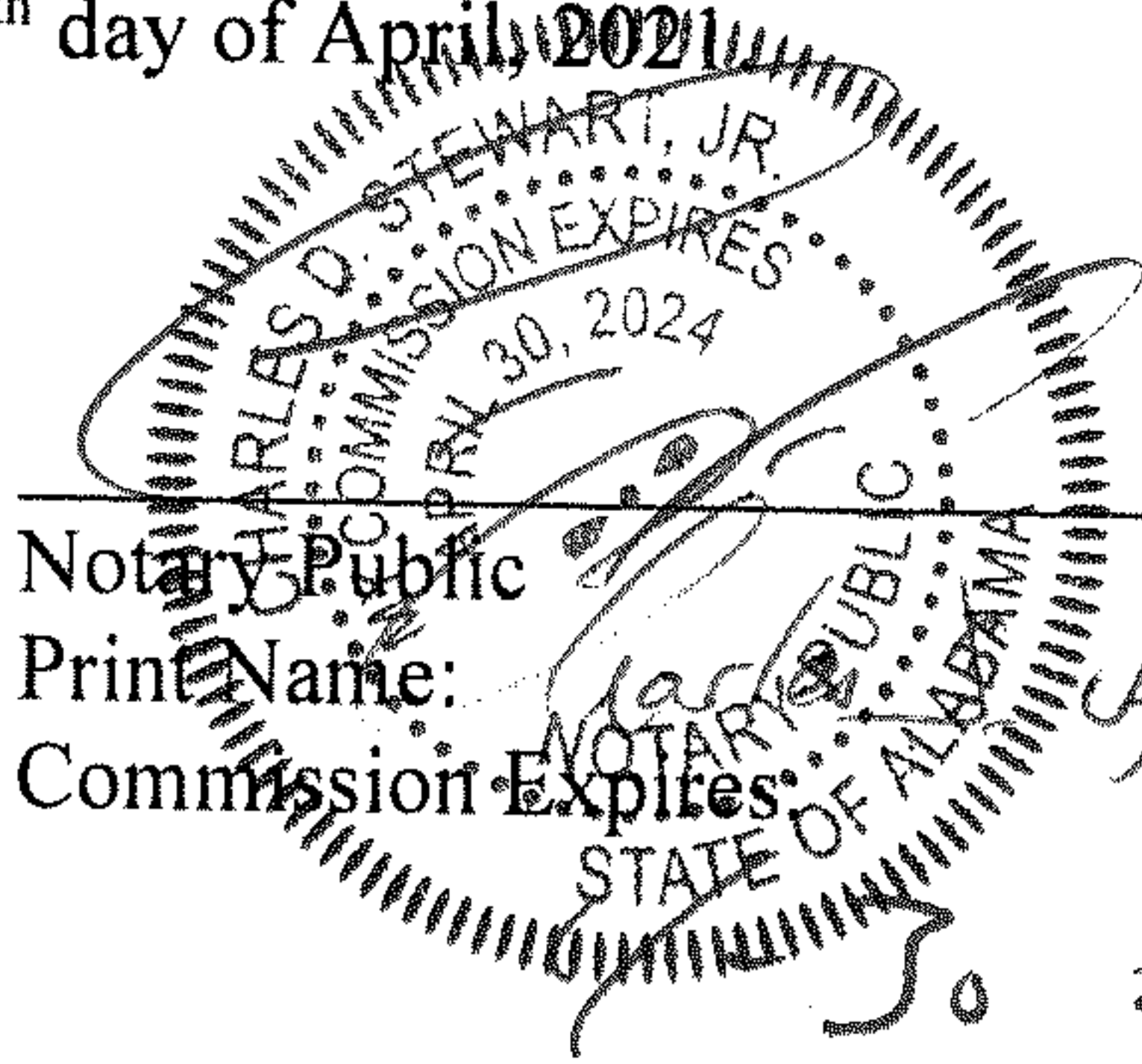
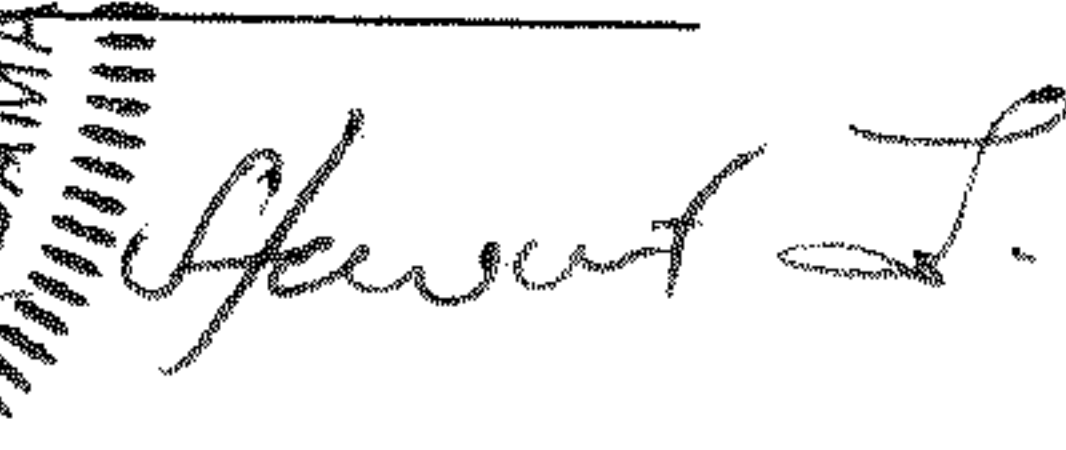

CRYSTAL ANN ESTES

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER DANE ESTES and CRYSTAL ANN ESTES 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 7th day of April, 2021.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024

30 24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2021 10:43:00 AM
\$33.50 CHERRY
20210409000178470

