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08/17/2021 09:01:58 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Baylen C. Clough and Holly Miller Clough
5063 English Turn
Hoover, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100333

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John Troy Howard, a married man**, whose address is 5554 Double Oak Lane, Birmingham, AL 35242 and **Ken W. Carbonie, a married man**, whose address is 4942 Meadow Brook Way, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Baylen C. Clough and Holly Miller Clough** (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, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 5063 English Turn, Hoover, AL 35242, to-wit:**

Lot 13, according to the Survey of the Final Record Plat of Greystone Farms, English Turn, Phase 2, as recorded in Map Book 21, Page 46, in the Probate Office of Shelby County, Alabama.

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 \$351,500.00 executed and recorded simultaneously herewith.


This property does not constitute the homestead of the grantors nor their spouses.

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, Grantor has set their signature and seal on this 13th day of August, 2021.



John Troy Howard




Ken W. Carbonie

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, John Troy Howard and Ken W. Carbonie, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 13th day of August, 2021.



Notary Public

BRITTANY BALL
Notary Public, Alabama State At Large
My Commission Expires Dec. 28, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$53.50 JOANN
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