

Send tax notice to:
Darren & Julie Kennemer
3619 Oakleaf Drive
Helena, AL 35022
HOV2100491

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
Birmingham, Alabama 35243

State of Alabama
County of Shelby

Jefferson County 79%
Shelby County 21%

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Five Thousand and 00/100 Dollars (\$405,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **William Timothy Kirk and Kay D. Kirk**, whose mailing address is: **800 County Rd. 202 Box 38, Crane Hill, AL 35053** (hereinafter referred to as "Grantors"), by **Darren Kennemer and Julie Kennemer** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 504, according to the Final Plat of Timberlake Sector 5, as recorded in Map Book 36, Page 11, in the Probate Office of Shelby County, Alabama and recorded in Map Book 41, Page 47, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Property Address: 3619 Oakleaf Dr. Helena, AL 35022

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$384,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), William Timothy Kirk and Kay D. Kirk have hereunto set their signature(s) and seal(s) on September 28, 2021.


William Timothy Kirk


Kay D. Kirk

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Timothy Kirk and Kay D. Kirk, 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 28 day of September, 2021.

(NOTARIAL SEAL)




Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2021 04:09:14 PM
\$45.50 CHERRY
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