

20221109000419190  
11/09/2022 02:41:47 PM

Send tax notice to:  
TOBIAS HEAD  
568 Forest Lakes Drive  
Sterrett, Alabama 35147

DEEDS 1/2  
This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2022531

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Seven Thousand and 00/100 Dollars (\$87,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DANIEL NUGENT and SVETLANA NUGENT, HUSBAND AND WIFE**, whose mailing address is **3703 DICKERSON PIKE, LOT 516a, NASHVILLE, TN 37207**, (hereinafter referred to as "Grantors") by **TOBIAS HEAD and JACQUELYN HEAD** whose property address is: **303 BARON DRIVE, CHELSEA, AL, 35043** 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 14, according to the Survey of Royal Forest, as recorded in Map Book 14, page 44, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

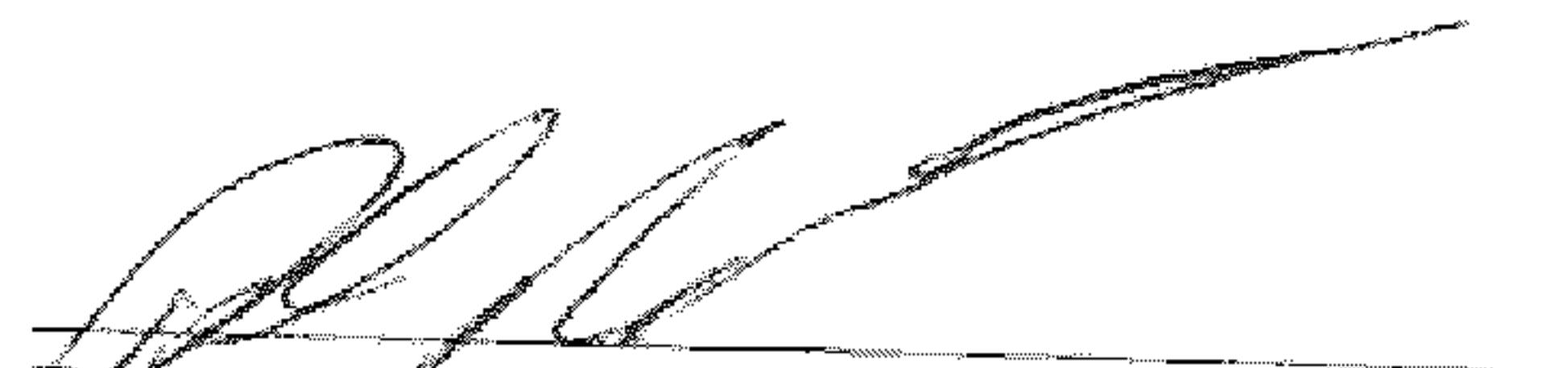
1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Volume 290, page 957.
5. Right of way granted to South Central Bell Telephone Company recorded in Volume 311, page 700.

**\$64,294.75 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 2nd day of November, 2022.

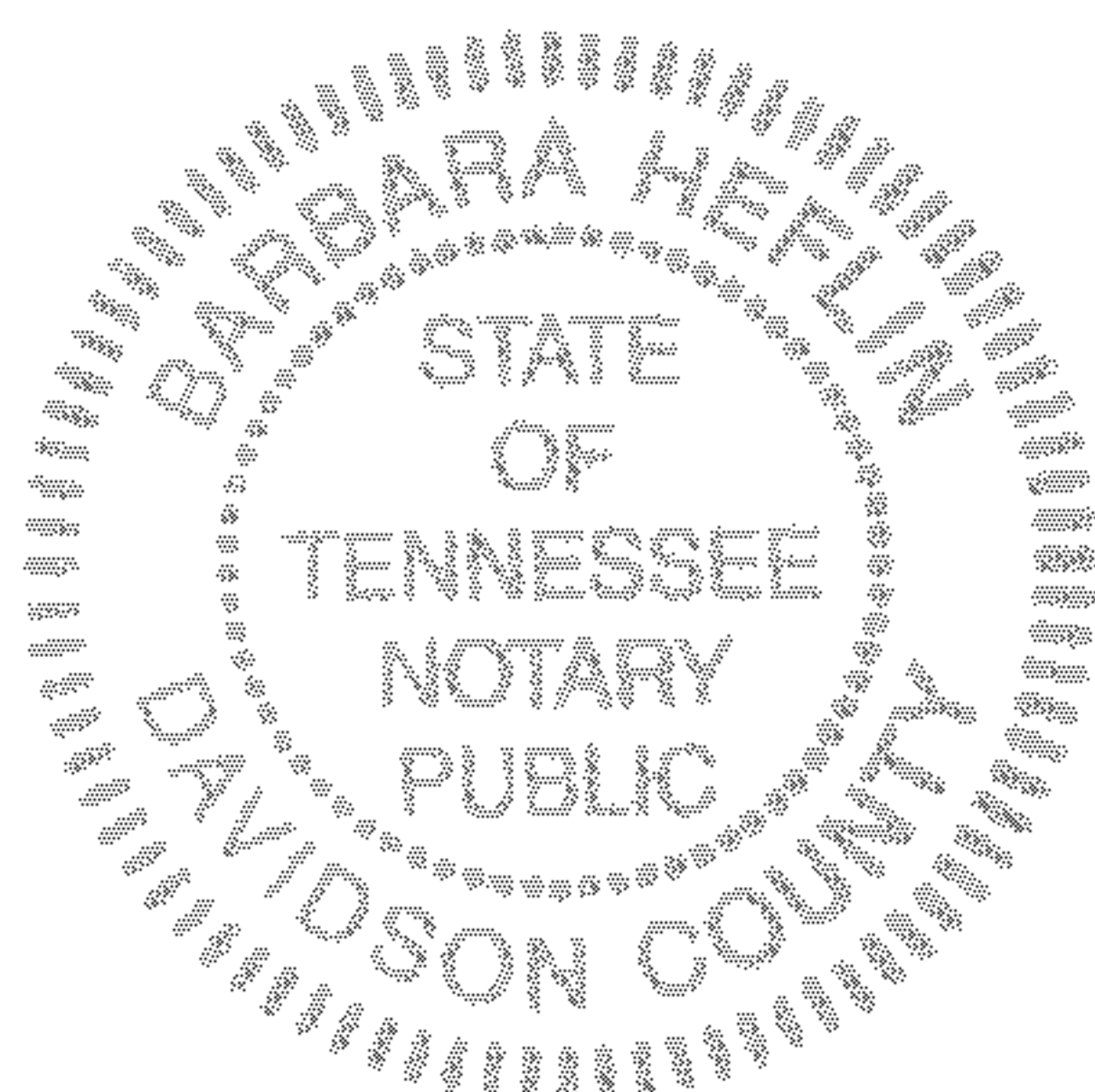
  
DANIEL NUGENT

  
SVETLANA NUGENT

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL NUGENT and SVETLANA NUGENT whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of November, 2022.



  
Notary Public  
Print Name: BARBARA HEFLIN  
Commission Expires: 03/06/2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/09/2022 02:41:47 PM  
\$48.00 BRITTANI  
20221109000419190

