

Send tax notice to:
Larry Hill
347 LAREDO DRIVE
HOOVER, AL 35226

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

STATE OF ALABAMA

2020470

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Dennis R Noland and Rebecca B Noland**, Husband and wife, whose mailing address is: 6075 MILL CREEK DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by **Larry Hill and Debby Hill** whose mailing address is: **374 LAREDO DRIVE, HOOVER, AL 35226** (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 3, Block 3, according to the Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Survey of the Indian Springs Ranch, as recorded in Map Book 4, Page 29, 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. Right of way in favor of Shelby County recorded in Book 135, page 7.
5. Right of way in favor of Alabama Power Company recorded in Book 176, page 73; Book 176, page 71 and Book 187, page 75.
6. Easement recorded in Instrument #20050203000055950.
7. Covenants, Conditions and Restrictions recorded in Book 195, page 467; Book 224, page 436 and Book 346, page 122.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 10 day of July, 2020.

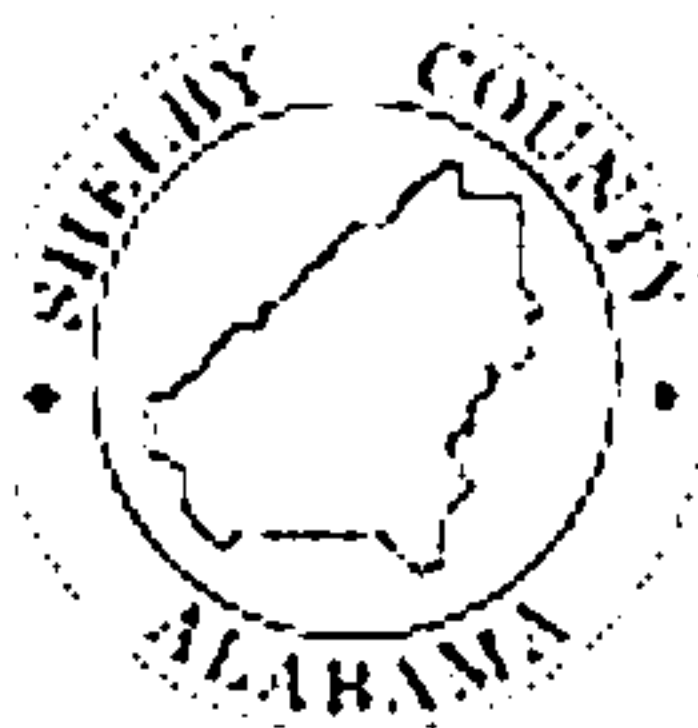
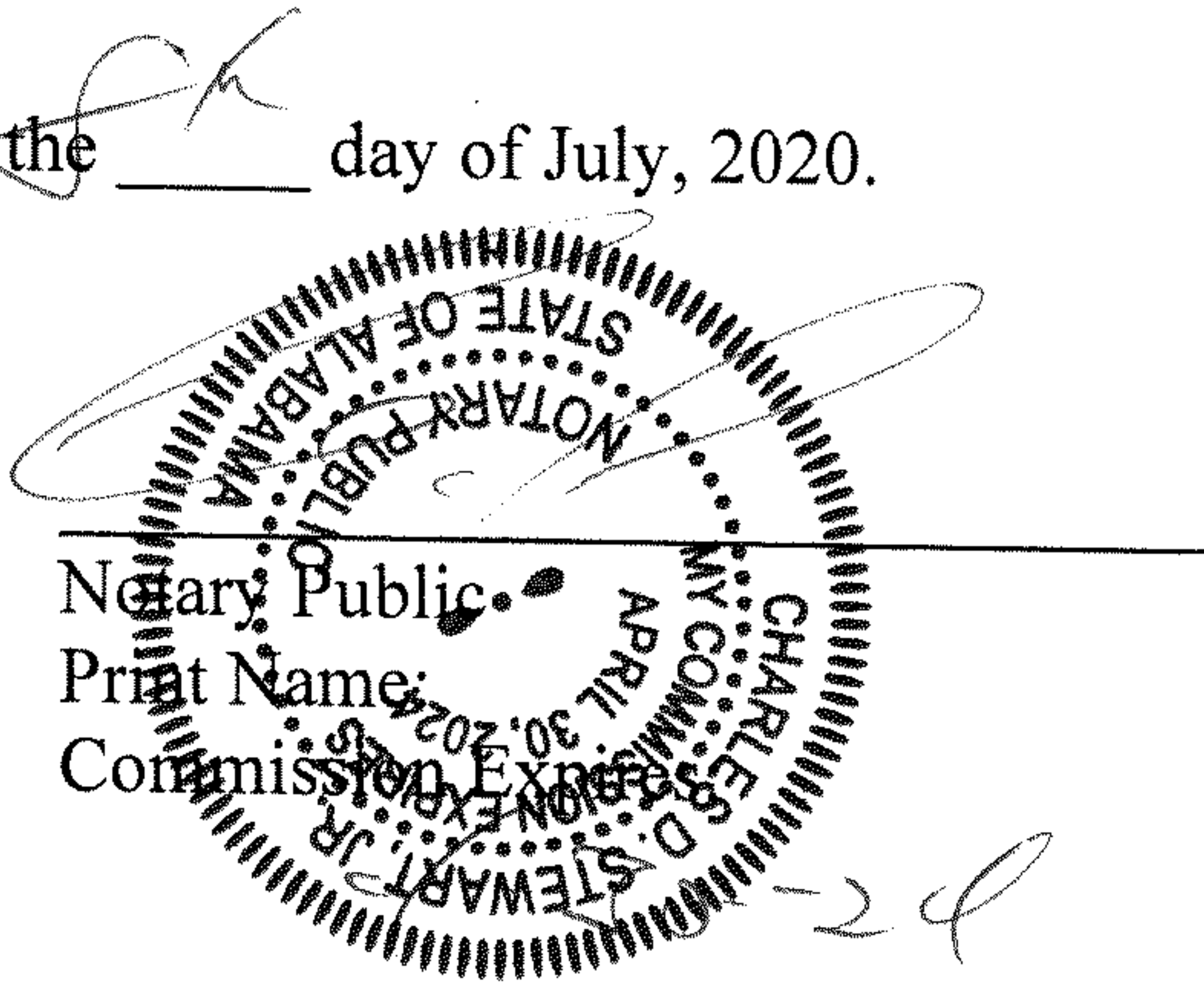
Dennis R Noland
Dennis R Noland

Rebecca B Noland
Rebecca B Noland

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Dennis R. Noland and Rebecca B Noland 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 10 day of July, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2020 09:34:50 AM
\$350.00 MISTI
20200710000286690

Allen S. Beryl