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09/30/2021 03:05:41 PM
DEEDS 1/2

Send tax notice to:
JEB WALLACE GOLDEN
4324 HIGHWAY 311
CHELSEA, AL, 35043

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

STATE OF ALABAMA

2021693

SHELBY COUNTY

Value: 411,800.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, **JEB WALLACE GOLDEN AND CANDACE GOLDEN, HUSBAND AND WIFE**, whose mailing address is **4324 HIGHWAY 311, CHELSEA, ALABAMA 35043**, (hereinafter referred to as "Grantors") by **JEB WALLACE GOLDEN and CANDACE GOLDEN** whose property address is: **4324 HIGHWAY 311, CHELSEA, AL, 35043** 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 5, according to the Survey of Mnt Era Estates, as recorded in Map Book 50, page 65, in the Probate Office of Shelby County, Alabama.

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. Easements, building lines, and restrictions as shown by recorded plat.
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 Instrument No. 2019-30473.
5. Right of way to Alabama Power Company recorded in Volume 222 page 136 and Instrument No. 2021-15986.
6. Right of way to Shelby County recorded in Instrument No. 2008-16703 and Instrument No. 2007-507710.
7. Easement for ingress and egress, utilities and drainage recorded in Instrument No. 1997-38311.
8. Terms and Conditions of Easement Agreement recorded in Instrument No. 20190206000039810 and Instrument No. 20190206000039820.

ALL OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD unto the 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 17 day of September, 2021.

Jeb Wallace Golden
JEB WALLACE GOLDEN

Candace Golden
CANDACE GOLDEN

STATE OF Michigan
COUNTY OF Midland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEB WALLACE GOLDEN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2021.
Jeb Wallace Golden only.

Jill Lynn Davis
Notary Public Jill Lynn Davis
Print Name:
Commission Expires: July 18 2024

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 22nd day of September, 2021.

Charles J. Stewart, Jr.
Notary Public
Print Name: Charles J. Stewart, Jr.
Commission Expires: 1-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Alli S. Bayl