

Send tax notice to:
DANIELLE RUCKER
148 SHELBY FARMS DRIVE
ALABASTER, AL, 35007

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
Shelby COUNTY

2022224T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LEE A PENNINGTON and JESSICA A. JIMENEZ, HUSBAND AND WIFE** whose mailing address is: 2220 Tal Brook Rd, Vestavia, AL 35216 (hereinafter referred to as "Grantors") by **DANIELLE RUCKER** whose property address is: **148 SHELBY FARMS DRIVE, ALABASTER, AL, 35007** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 99, according to the Survey of the Amended Plat of Shelby Farms Subdivision, as recorded in Map Book 46, page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of the Amended Plat of Shelby Farms Subdivision, as recorded in Map Book 46, page 5, 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, including those as recorded in Deed Book 121, page 294; Deed Book 127, page 140; Deed Book 9, page 302; Deed Book 255, page 168; Deed Book 6, page 16; Deed Book 111, page 625 and Deed Book 268, page 344. .
4. Subject to the University of Montevallo to have unrestricted access to existing retention pond for learning and teaching as per recorded map.
5. Right of way granted to AT&T recorded in Real 166, page 653, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Plantation Pipe Line recorded in Volume 112, page 311, in the Probate Office of Shelby County, Alabama.
7. Right of way granted to Alabama Power Company recorded in Volume 112, page 457 and Volume 123, page 436, in the Probate Office of Shelby County, Alabama.
8. Grant of land easement with Restrictive Covenants granted to Alabama Power Company recorded in Instrument #20071108000516290, in the Probate Office of Shelby County, Alabama.
9. Declaration of Protective Covenants for Shelby Farms as recorded in Instrument #20080130000038130, in the Probate Office of Shelby County, Alabama.
10. Easement to the City of Alabaster recorded in Instrument #20080130000038120; Instrument #20080130000038130; Instrument #2008013000038110 and Instrument #200801300003100, in the Probate Office of Shelby County, Alabama.

\$268,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 Grantor, has hereunto set his/her hand and seal this the 29 day of April, 2022.


LEE A PENNINGTON


JESSICA A. JIMENEZ

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEE A PENNINGTON and JESSICA A. JIMENEZ 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 29 day of April, 2022.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2022 03:16:58 PM
\$92.00 CHARITY
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