

Send tax notice to:

AMY Z LAW

1045 Stagg Run Trail
Indian Springs, AL 35124

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2022325

20220615000240750

06/15/2022 12:48:18 PM

SHELBY COUNTY

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN R PARRISH and LYNN H. PARRISH, HUSBAND AND WIFE**, whose mailing address is 2404 Tyler Road, Vestavia Hills, AL 35226 and **JOHN R. HORNSBY, A MARRIED INDIVIDUAL**, whose mailing address is 3400 MONTEVALLO RD. S. BIRMINGHAM, AL 35212 (hereinafter referred to as "Grantors") by **AMY Z LAW** whose property address is: **ACREAGE OFF INDIAN TRAIL, INDIAN SPRINGS, AL, 35124** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

The East 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at a one inch crimped iron found locally accepted to be the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 33; thence run North 87 deg. 52 min. 02 sec. West along the South of said 1/4 1/4 Section for a distance of 330.82 feet to an iron pin found; thence run North 00 deg. 16 min. 21 sec. East for a distance of 665.63 feet to an iron pin found; thence run South 88 deg. 12 min. 23 sec. East for a distance of 328.41 feet to an iron pin found on the East line of said 1/4 1/4 Section; thence run South 00 deg. 04 min. 15 sec. West for a distance of 667.66 feet to the point of beginning.

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. 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.
3. Riparian rights associated with the Creek under applicable State and/or Federal Law.
4. Less and except any part of subject property lying within a creek.
5. Easement for Storm Waterpipe recorded in Instrument No. 2007-10612.

Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.


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

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, its 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 Grantee, its 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 13 day of June, 2022.


JOHN R PARRISH



LYNN H. PARRISH


JOHN S. HORNSBY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN R PARRISH and LYNN H. PARRISH and JOHN S. HORNSBY, 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 13 day of June, 2022.


Notary Public
Print Name: Charles D. Stearns
Commission Expires: 3/31/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2022 12:48:18 PM
\$235.00 CHARITY
20220615000240750

Allie S. Boyd