

Send tax notice to:
HALEY SIMONETTI GILCHRIST
2317 MAURY PLACE
BIRMINGHAM, AL, 35242

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

2023075

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy Thousand and 00/100 Dollars (\$570,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHARLES BLACKWARD FREEMAN, II and STEPHANIE RENEE FREEMAN, HUSBAND AND WIFE** whose mailing address is: 845 Aberlady PL B'ham 35242 (hereinafter referred to as "Grantors") by **HALEY SIMONETTI GILCHRIST** whose property address is: **2317 MAURY PLACE, BIRMINGHAM, AL, 35242** 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 16, according to the map and survey of the Amended Map of Altadena Woods, Fourth Sector, as recorded in Map Book 19, Page 128, in the Office of the Judge of Probate 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. All matters as set forth in that plat of Altadena Woods, Fourth Sector, as recorded in Map Book 19, page 128, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Restrictions, public utility easements and building setback lines, including a 35' front building line and a 10" easement, as shown on the recorded map and survey of Altadena Woods, Fourth Sector, as recorded in Map Book 117, page 610 and Amended Map recorded in Map Book 19, page 128, in the Probate Office of Shelby County, Alabama.
4. 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 recorded in Volume 183, page 119.
5. Articles of Incorporation of Altadena Woods Homeowners Association, Inc., as recorded in Book 35, page 491 and Instrument #20021008000492720.
6. Covenants, Conditions and Restrictions recorded in Volume 111, page 183 and Volume 117, page 610.
7. Restrictions recorded in Volume 117, page 610.
8. Agreement with Alabama Power Company as recorded in Volume 139, page 571.
9. Right of Way to Alabama Power Company as recorded in Real Volume 127, page 39; Real Volume 139, page 571; Real Volume 157, pages 662 and 664; Volume 151, page 571; and Real Volume 114, page 107.

\$0.00 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 24th day of March, 2023.

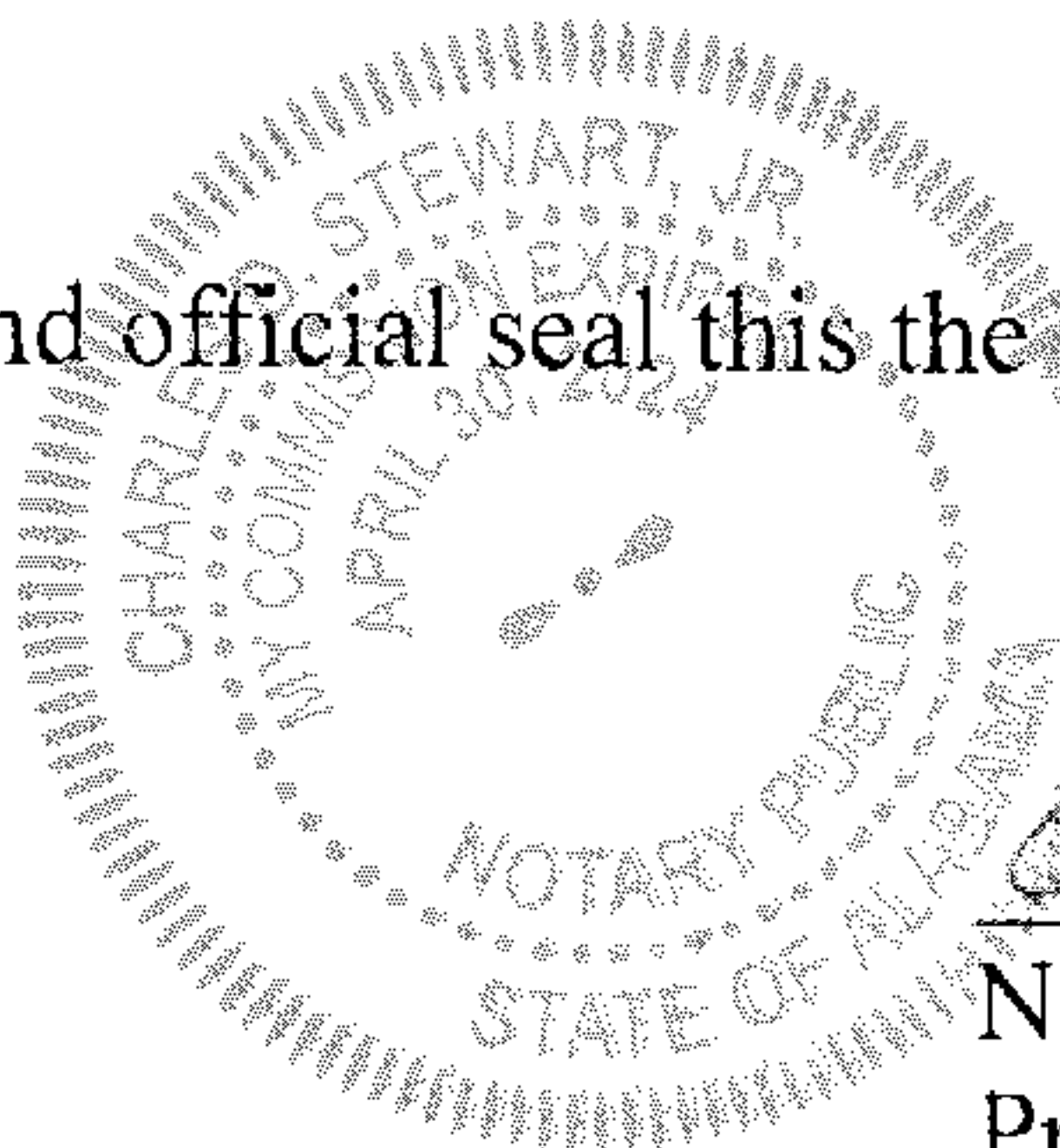

CHARLES BLACKWARD FREEMAN, II

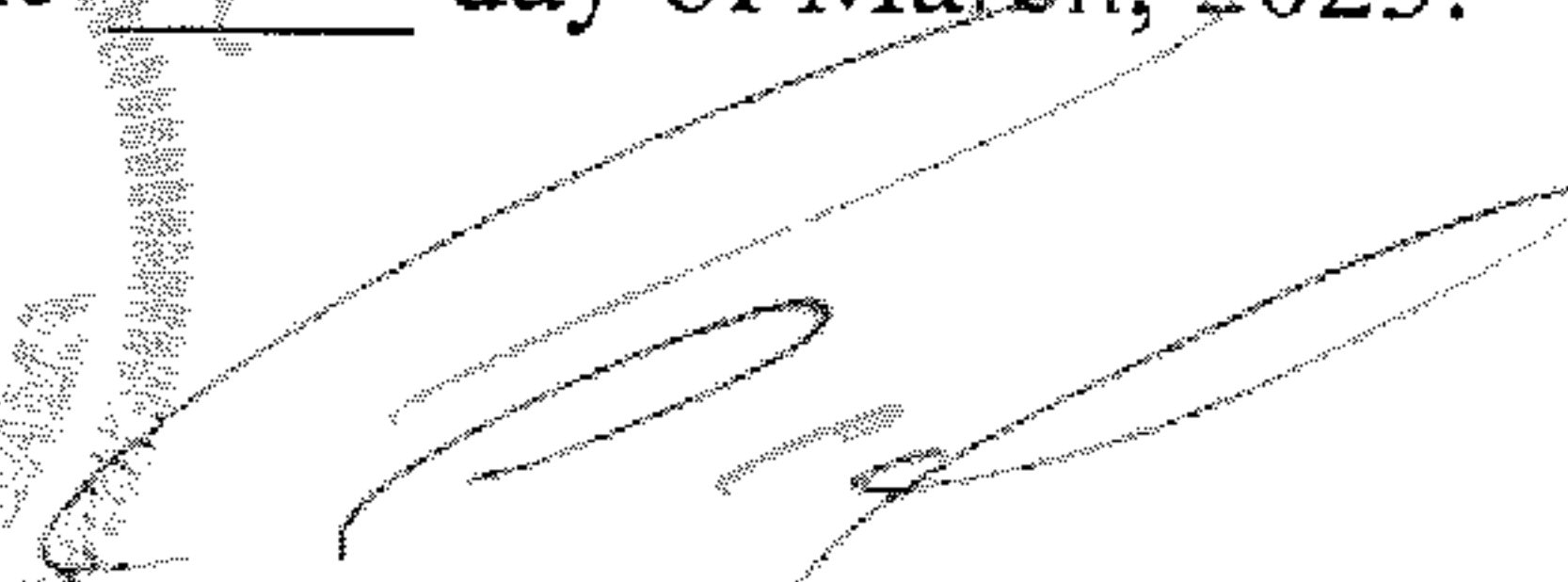

STEPHANIE RENEE FREEMAN

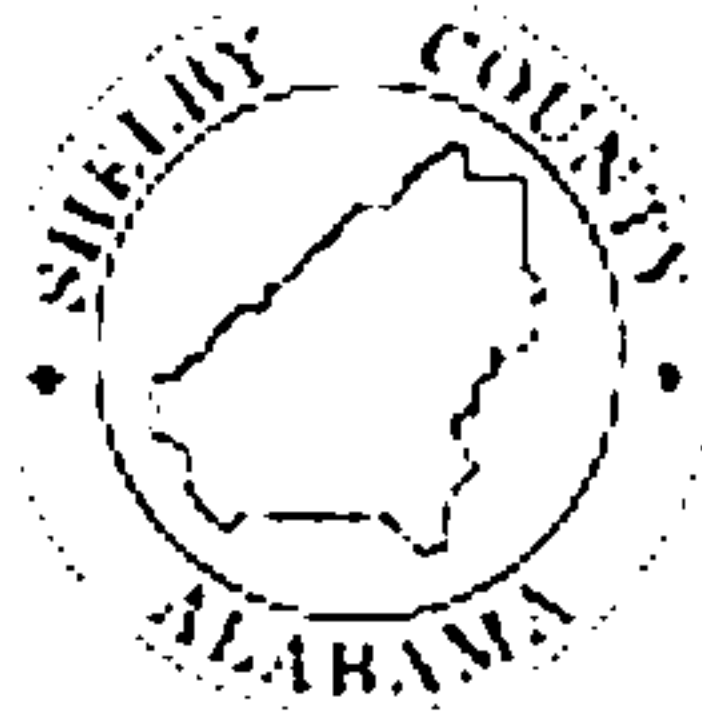
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES BLACKWARD FREEMAN, II and STEPHANIE RENEE FREEMAN 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 24th day of March, 2023.




Notary Public
Print Name: Charles Stewart, Jr.
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2023 03:05:47 PM
\$595.00 PAYGE
20230327000085440

