

Send tax notice to:
ZACHARY W ALFORD
334 GREYSTONE GLEN CIRCLE
HOOVER, 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

2023249

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Eighty-Five Thousand and 00/100 Dollars (\$685,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHRISTOPHER D LANEY and REBECCA M LANEY, HUSBAND AND WIFE**, whose mailing address is 4931 Windwood Circle Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **ZACHARY W ALFORD and BEBBYN S ALFORD** whose property address is: **334 GREYSTONE GLEN CIRCLE, HOOVER, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 41, according to the Survey of The Glen Estates, as recorded in Map Book 19, page 9 A & B, in the Probate Office 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. Easements, building lines and restrictions as shown on recorded map.
3. Restrictions and Covenants appearing of record in Inst. No. 2000-19725 and Inst. No. 1998-29313.
4. Easement as set forth in Inst. No. 1997-34735.
5. Right of way granted to Alabama Power Company recorded in Deed Volume 263, page 46, and Inst. No. 2000-23197.
6. 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.
7. Restrictions and right of way as recorded in Inst. No. 20030811000523810.
8. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.

\$650,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said 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 26th day of July, 2023.

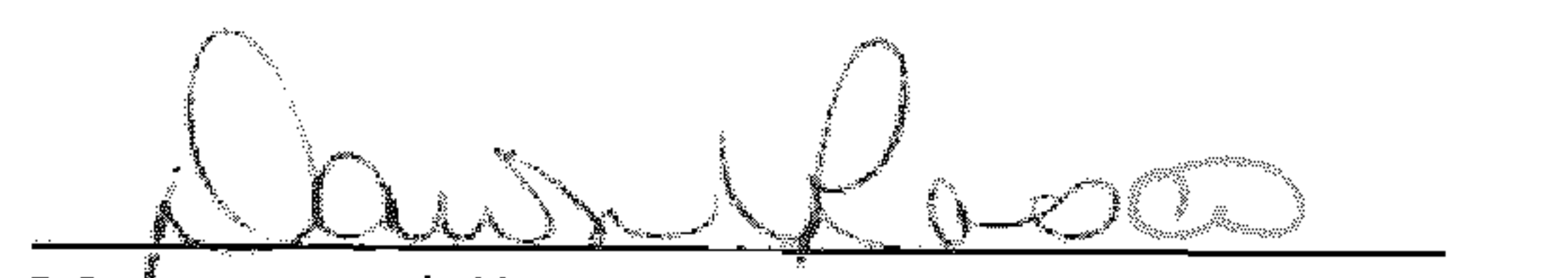

CHRISTOPHER D LANEY


REBECCA M LANEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER D LANEY and REBECCA M LANEY 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 26th day of July, 2023.


Notary Public
Print Name: Dawn Raso
Commission Expires: 3/23/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/27/2023 12:04:51 PM
\$59.50 PAYGE
20230727000225540

