

Send tax notice to:
RICHARD BARROWS
3 TROON
SHOAL CREEK, 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

2023356

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Nine Hundred Eighty-Three Thousand and 00/100 Dollars (\$983,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CAHABA PROPERTIES JOINT VENTURE, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is 7459 Ashland Lane Vestavia, AL 35242 (hereinafter referred to as "Grantor") by **RICHARD BARROWS and MELODY BARROWS** whose property address is: **3 TROON, SHOAL CREEK, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot H-8, according to the Map of The Hamlets at Shoal Creek, Phase III, being a resubdivision of Lot 27A, as recorded in Map Book 49, page 64, in the Probate office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easements, building lines and restrictions as shown on recorded map.
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 Misc. Book 19, page 861; Misc. Book 23, page 564; Misc. Book 23, page 567; Real 298, page 889; Real 298, page 918; Real 370, page 938; Inst. No. 2009-392120 and Inst. No. 2015-147980.
5. Right of way granted to South Central Bell Telephone Company recorded in Real 306, page 242, and Real 356, page 420.
6. Agreement with Alabama Power Company recorded in Misc. Book 21, page 855; Misc. Book 26, page 746; Misc. Book 26, page 848; Real 62, page 610; Real 106, page 516; Real 130, page 588; Real 103, page 516 and Inst. No. 2016-472830.
7. Right of way granted to Alabama Power Company recorded in Real 308, page 651; Real 318, page 588; Real 133, page 599 and Inst. No. 2002-6363.

\$383,000.00 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.

IN WITNESS WHEREOF, the said Grantor, GREGG BLACK, PRESIDENT OF GHB CONSTRUCTION AND DEVELOPMENT COMPANY, INC., MANAGER OF CAHABA PROPERTIES JOINT VENTURE, LLC, , who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17 day of November, 2023.

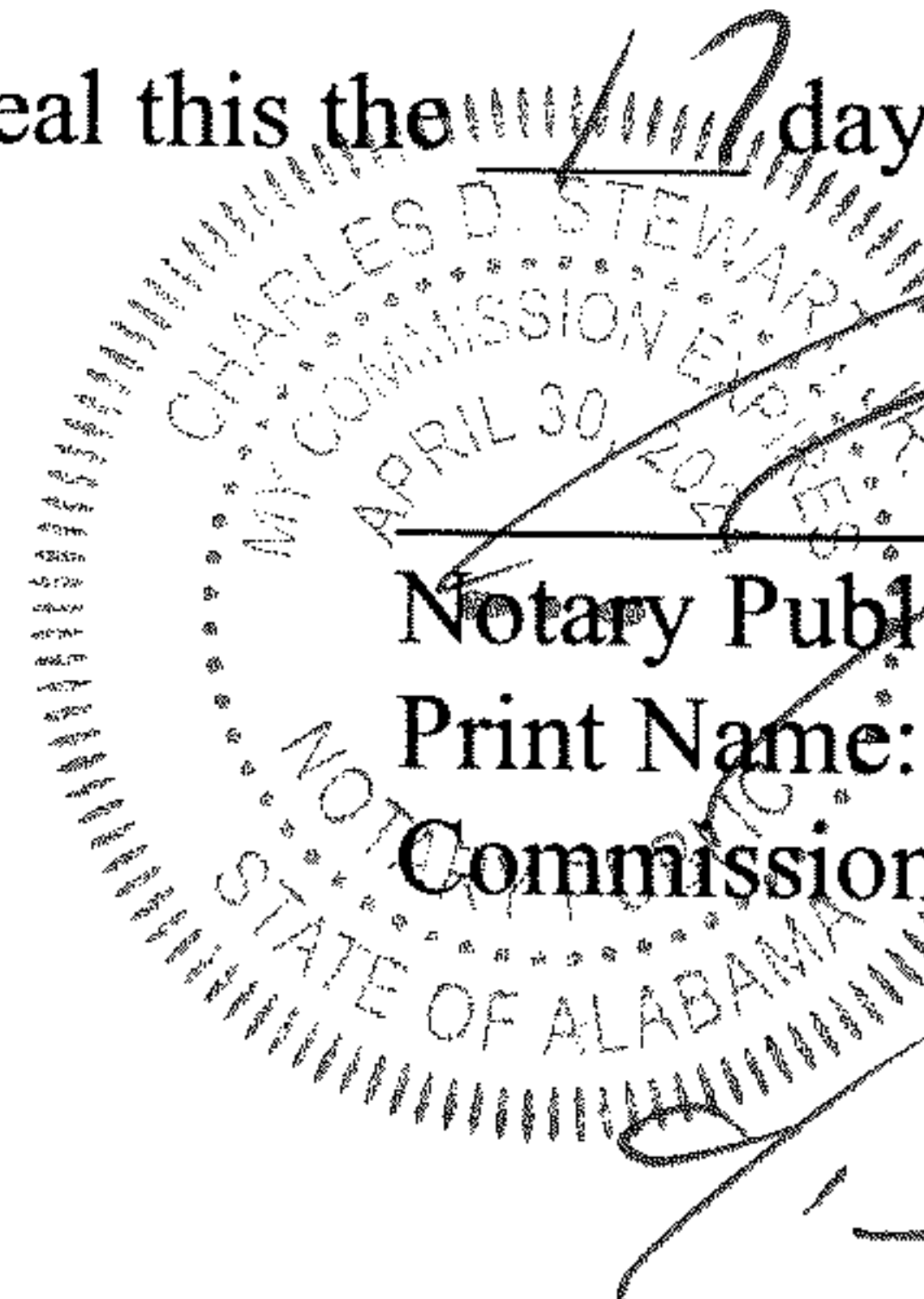
CAHABA PROPERTIES JOINT VENTURE, LLC
BY ITS MANAGER, GHB CONSTRUCTION
AND DEVELOPMENT COMPANY, INC.

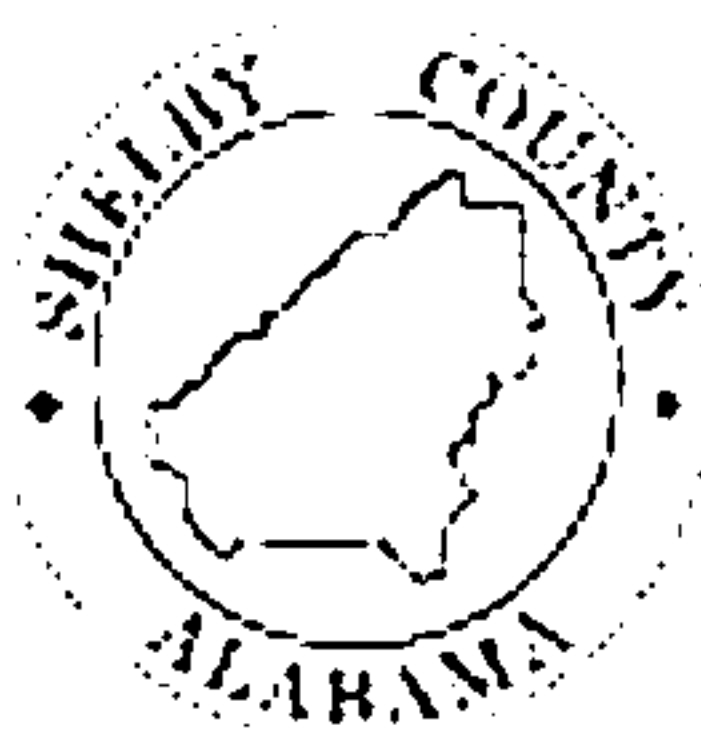
BY: *Gregg Black*
GREGG BLACK, PRESIDENT OF GHB
CONSTRUCTION AND DEVELOPMENT
COMPANY, INC.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREGG BLACK, whose name as PRESIDENT OF GHB CONSTRUCTION AND DEVELOPMENT COMPANY, INC., MANAGER OF CAHABA PROPERTIES JOINT VENTURE, LLC, 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 and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 17 day of November, 2023.


Notary Public
Print Name: *Charles D. Stewart*
Commission Expires: *4/30/24*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2023 10:33:45 AM
\$625.00 JOANN
20231120000338650

Allie S. Bayl