

Send tax notice to:
CLIFTON SIMS
1431 LAURENS ST
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

2019372T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Three Thousand and 00/100 Dollars (\$283,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **PATRICK R VICK, a single individual**, whose mailing address is: 1190 Glaze Ferry Rd, Harpersville AL 35078 (hereinafter referred to as "Grantor") by **CLIFTON SIMS and MEGAN SIMS** whose property address is: **1431 LAURENS ST, HOOVER, 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 2A, according to the Map and Survey of Beaumont-Phase 5, Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Beaumont-Phase 5, Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5, in the Office of the Judge of Probate 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.
4. Conditions, covenants and restrictions as recorded in Instrument #20070626000297880; amended in Instrument #20071130000543120 and Instrument #20080814000.
5. Riparian rights incident to said premises.
6. Agreement for Covenants recorded in Instrument #20060607000270390.
7. Restrictions appearing of record in Instrument #20060411000166620.
8. Rights of other parties in and to the use of the easement recorded in Instrument #20031205000788530.
9. Sanitary sewer agreement recorded in Instrument #20041221000695220.
10. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision granted to Alabama Power Company in Instrument #20071109000517680.

- 11. Easement to Alabama Power Company recorded in Instrument #200606070000270390.
- 12. Right of way to Shelby County recorded in Deed Book 177, page 90.
- 13. Transmission line permits to Alabama Power Company recorded in Deed Book 285, page 805.
- 14. Right of way granted to Alabama Power Company by instrument recorded in Real 84, page 298; Real 340, page 340, Real 365, page 819 and 785; Instrument #1994-34517 and Instrument #1993-7531 in the Probate Office of Shelby County, Alabama.
- 15. Right of way to the City of Hoover, Recorded in Real 365, page 871 and Instrument #1998-24499.
- 16. Right of way to Southern Life & Health insurance, recorded in Real 169, page 389.

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 hand and seal this the 12th day of June, 2019.

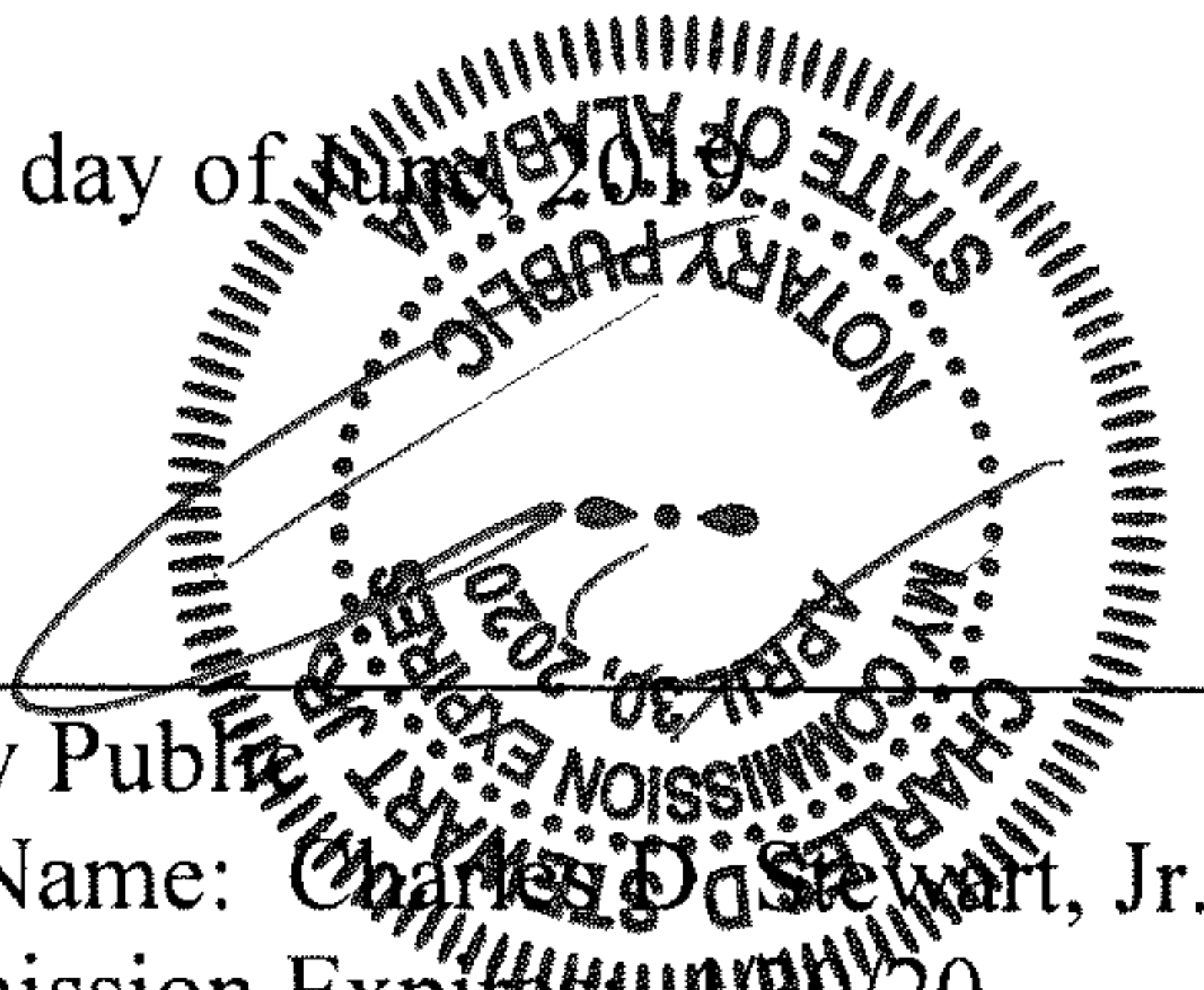
Patrick R Vick

 PATRICK R VICK

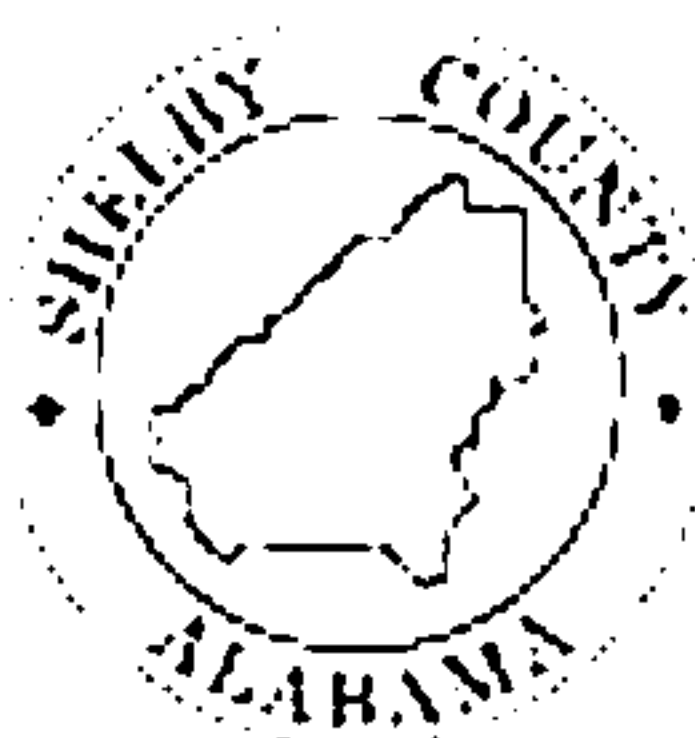
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATRICK R VICK 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 12th day of



Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4/30/20



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/17/2019 04:04:08 PM
 \$301.00 CHERRY
 20190617000214460

Allie S. Bayl