

Send tax notice to:
LYNDA MOORE
701 MILL SPRINGS LANE
HOOVER, AL, 35244

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

2019733

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WILLIAM S LAND and JULIA G LAND** whose mailing address is: 1143 1st Avenue South, Birmingham AL 35233 (hereinafter referred to as "Grantors") by **LYNDA MOORE and MARIELLEN CLAYTON** whose property address is: **701 MILL SPRINGS LANE, HOOVER, AL, 35244** 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 1, according to the Survey of Mill Springs Estates, 2nd Sector, as recorded in Map Book 25, Page 95, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. 35' building setback line and 25' easement as shown on recorded plat.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.
4. Notes as set out per recorded plat.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst. No. 1999-18863, in the Probate Office of Shelby County, Alabama.
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Inst. No. 1999-30119, in the Probate Office of Shelby County, Alabama.
7. Release of damages as recorded in Inst, No. 1997-23616, as recorded in the Probate Office of Shelby County, Alabama.
8. Easement for temporary installation and maintenance of on-site sewage disposal system as recorded in Inst. No. 1999-29912, in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Co. as recorded in Inst. No. 2000-11860, in the Probate Office of Shelby County, Alabama.
10. Right of way to Shelby County as recorded in Deed Book 216 at page 24, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Transmission line permits to Alabama Power Co. as set out in Deed Book 101 at page 570 and Deed Book 220 at page 67.

\$305,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


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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 12 day of November, 2019.



WILLIAM S LAND



JULIA G LAND

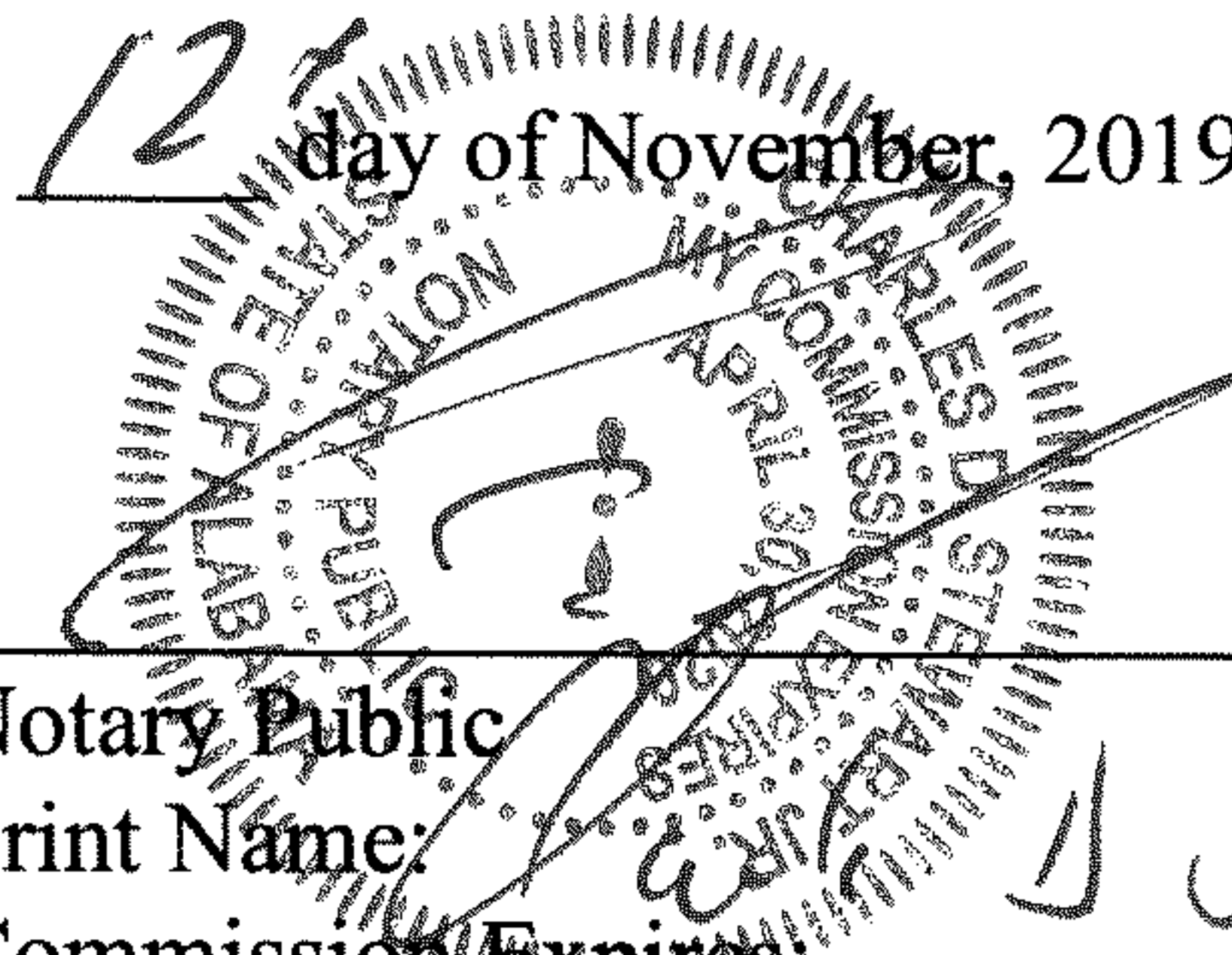
BY AND THROUGH WILLIAM S LAND
HER ATTORNEY IN FACT

*By AND THROU William S. Land
Her ATTORNEY in fact.*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM S LAND 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 12 day of November, 2019.

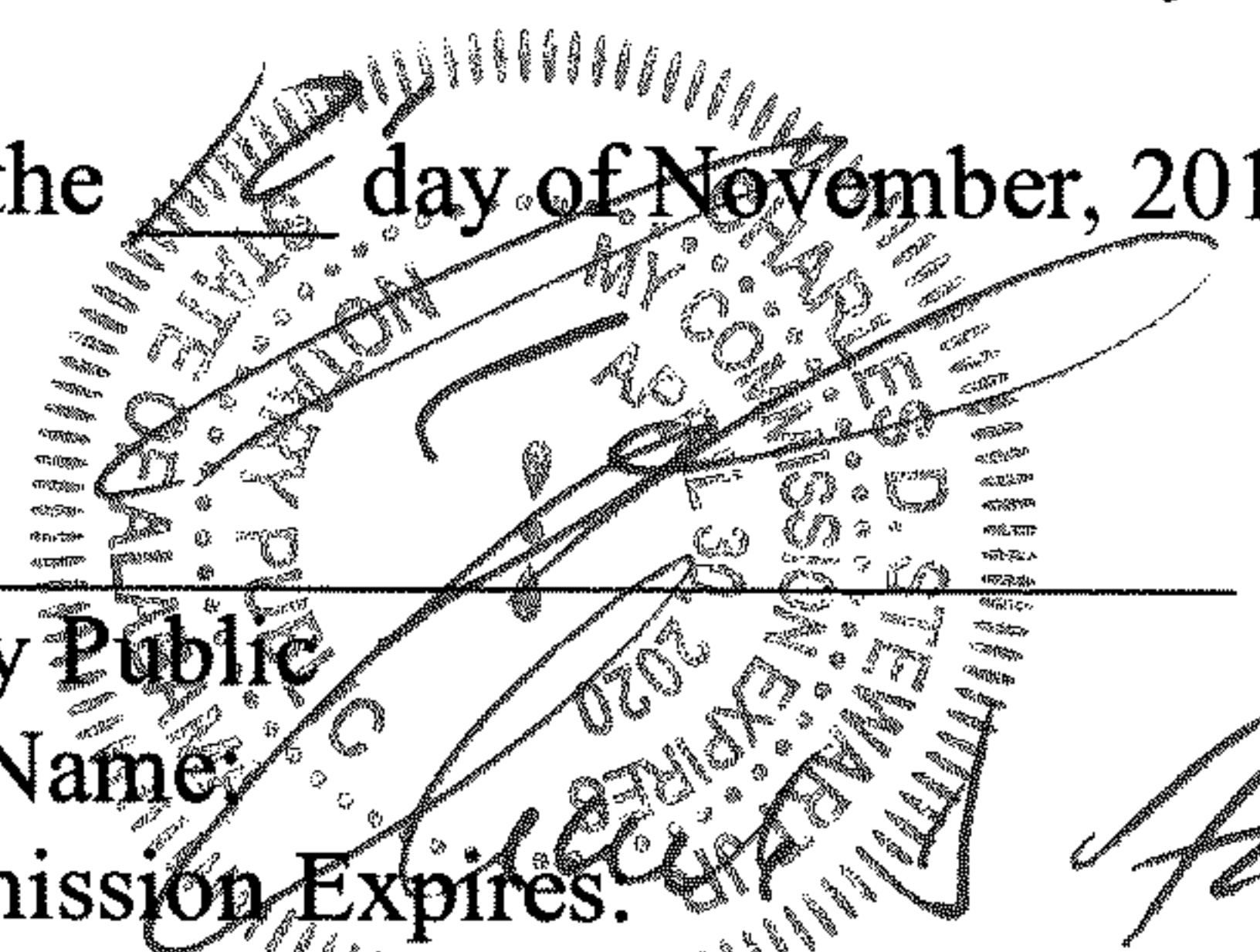


Notary Public
Print Name: *Charles D Stewart*
Commission Expires: *4-30-20*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William S Land, whose name as Agent and Attorney in Fact for Julia G Land, 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, he executed the same voluntarily in his capacity as Attorney in Fact for Julia G Land on the day the same bears date.

Given under my hand and official seal this the 12 day of November, 2019.



Notary Public
Print Name: *Charles D Stewart*
Commission Expires: *4-30-20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2019 12:58:32 PM
\$105.00 CHARITY
20191119000429490

Allie S. Bevil