

20200302000081650
03/02/2020 12:18:06 PM
DEEDS 1/2

Send tax notice to:
ROGER D DODD
430 PINEVIEW ROAD
MONTEVALLO, AL, 35115

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020054T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **C. ROSCOE HICKS and HILDA E HICKS, HUSBAND AND WIFE** whose mailing address is: 430 Pineview Rd Montevallo AL 35115 (hereinafter referred to as "Grantors") by **ROGER D DODD and MARY F DODD** whose property address is: **430 PINEVIEW ROAD, MONTEVALLO, AL, 35115** 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 13, Block 5, according to the survey of Arden Subdivision as recorded in Map Book 3, page 64, 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. Restrictions, public utility easements, and building setback lines, including a 30" setback line from Pineview Road and Crestview Drive; and a 4' easement for public utilities on the southerly side of subject lot, as shown on recorded map and survey of Arden Subdivision as recorded in Map Book 3, page 64, in the Probate Office 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. Covenants, Conditions and Restrictions as recorded in Deed Book 139, page 269 and Map Book 3, page 64, in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit as shown in Deed Book 198, page 496, in the Probate Office of Shelby County, Alabama.
6. Easement granted to the Town of Montevallo for sewer as set out in Deed Book 219, page 507, in the Probate Office of Shelby County, Alabama.
7. Permits to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 165, page 480, in the Probate Office of Shelby County, Alabama.

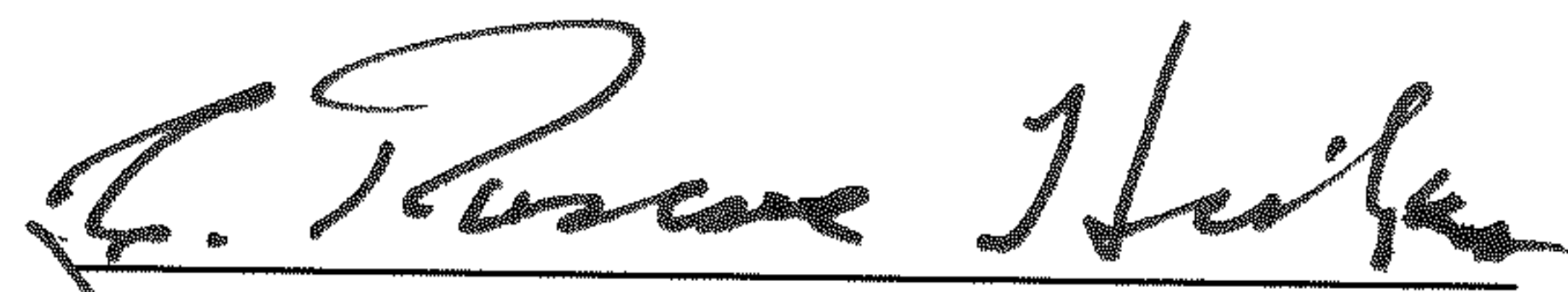
8. Right of way in favor of Alabama Power Company recorded in Deed Book 217, page 781, in the Probate Office of Shelby County, Alabama.

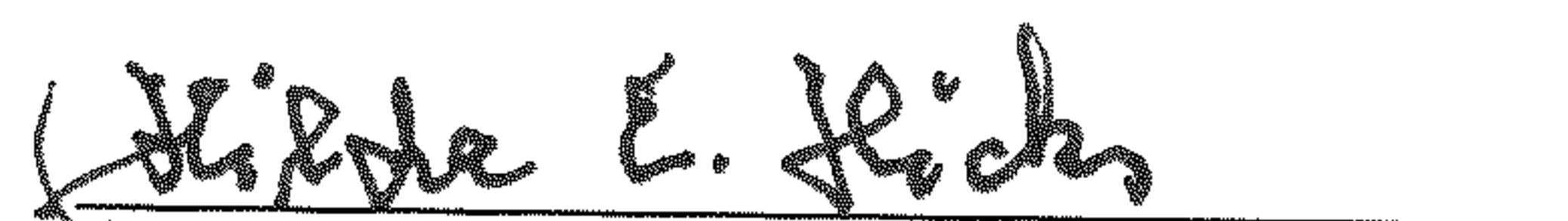
\$163,680.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 26th day of February, 2020.


 ROSCOE HICKS

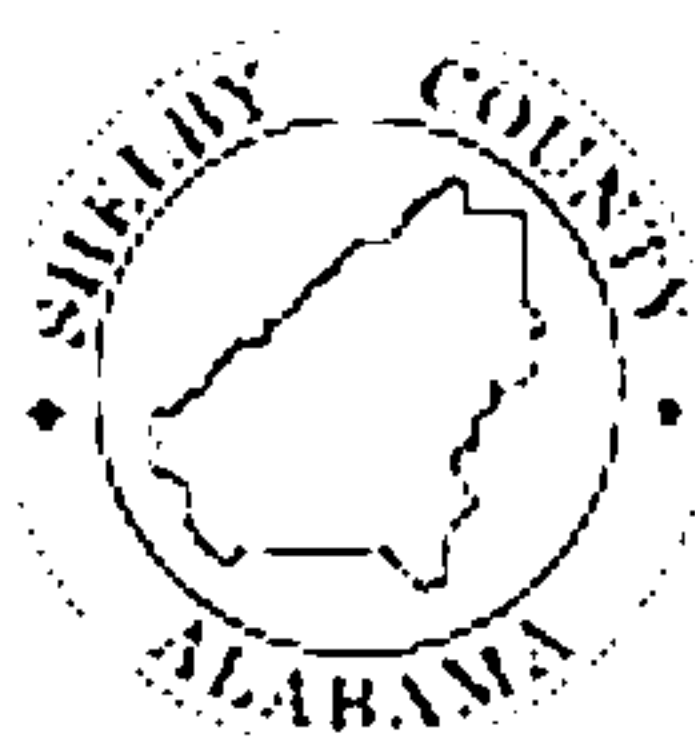
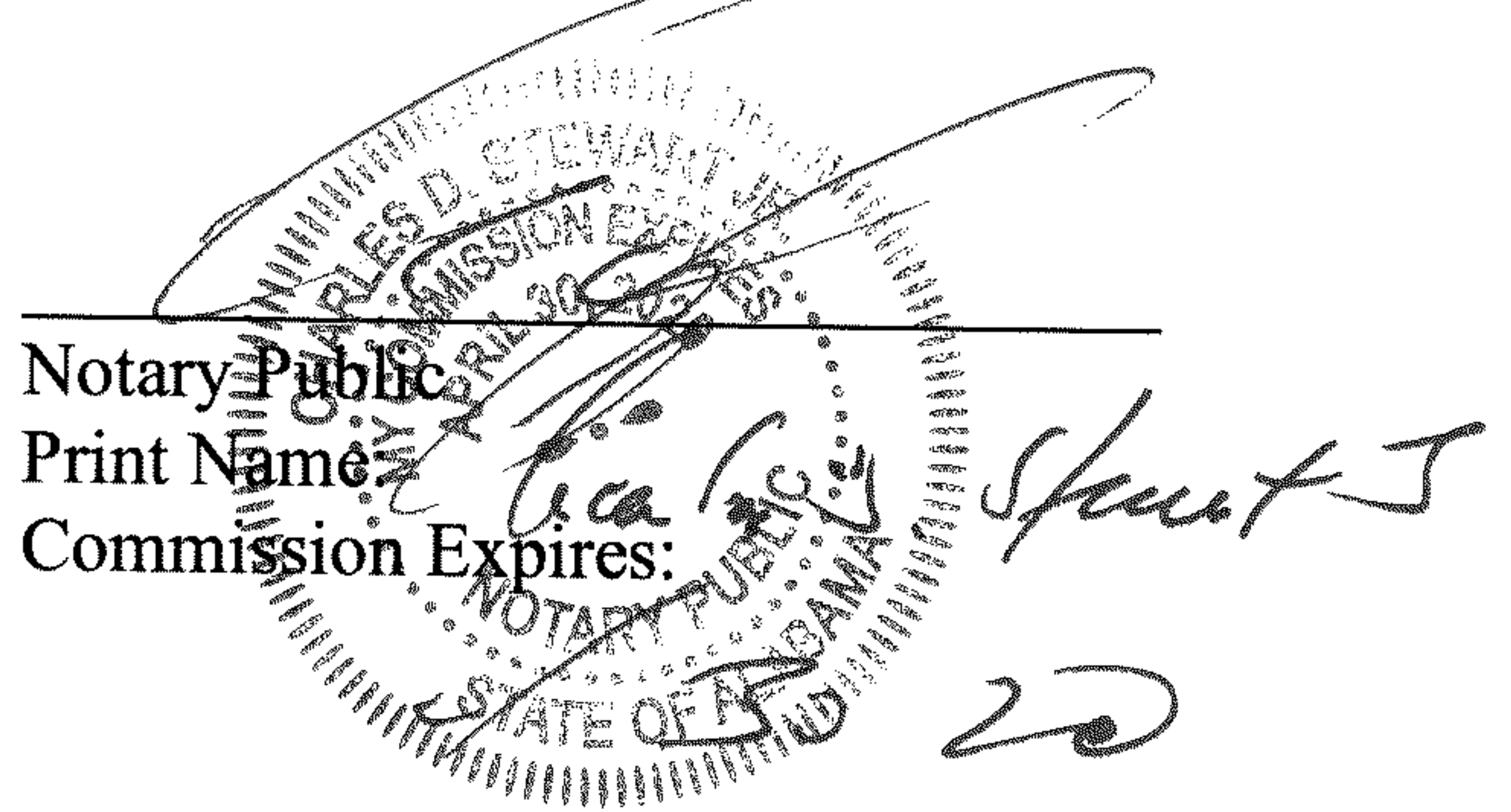

 HILDA E HICKS

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. ROSCOE HICKS and HILDA E HICKS 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 26th day of February, 2020.

Notary Public
 Print Name: Charles D. Stewart
 Commission Expires: 2023



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/02/2020 12:18:06 PM
 \$26.00 CHARITY
 20200302000081650

Allen S. Bayl