

Send tax notice to:
NICHOLAS C ROGERS
1043 OAK MEADOWS ROAD
BIRMINGHAM, 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

2020101

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Two Thousand and 00/100 Dollars (\$342,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ANNIE LAURIE SINCLAIR, a single woman, whose mailing address is: 905 Belgrave Court, Shoal Creek, AL 35242 (hereinafter referred to as "Grantor") by NICHOLAS C ROGERS and NICOLE M ROGERS whose property address is: 1043 OAK MEADOWS ROAD, BIRMINGHAM, 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 16, according to the Survey of Oak Meadows, 1st Sector, as recorded in Map Book 20, Page 71, 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 as shown on recorded map and survey of Oak Meadows, 1st Sector, recorded in Map Book 20, Page 71, 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, and as set forth in Volume 289, Page 186 and 188.
4. Articles of Incorporation of Oak Meadows Homeowners Association, Inc., as recorded in Inst # 1999-38395.
5. Permit to Alabama Power Company as set forth in Deed Book 134, Page 359 and in Deed Book 225, Page 616.
6. Restrictive covenants as set forth in Inst # 1995/29298 and Inst # 1997/26146.
7. Easement to George A. Brown as set forth in Deed Book 218, Page 80 and Deed Book 202, Page 211.
8. Less and except and part lying within a public roadway.
9. Notice to the insured is hereby given that the recorded subdivision maps, as recorded in Map Book 20, Page 71, contains on the face of same a statement pertaining to natural lime sinks.

\$324,900.00 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 her hand and seal this the 28 day of February, 2020.

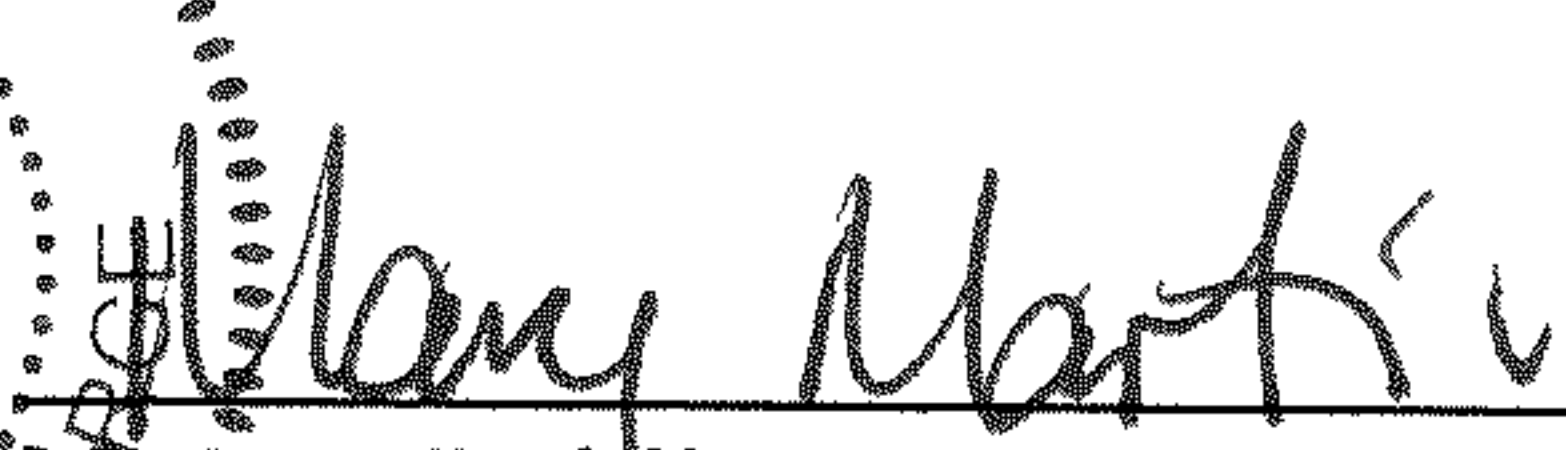

ANNIE LAURIE SINCLAIR

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANNIE LAURIE SINCLAIR 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 28 day of February, 2020.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2020 12:37:03 PM
\$42.50 CHARITY
20200303000083780

