

SEND TAX NOTICE TO:
Elliot Jerome Hicks and Ami M. Hicks
2100 Southbridge Pkwy., Ste. 257
Birmingham, AL 35209

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2000048

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Twenty Four Thousand and 00/100 Dollars (\$124,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Clayton 47 Investments, LLC**, an Alabama Limited Liability Company, whose address is PO Box 602, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Elliot Jerome Hicks and Ami M. Hicks** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **Lot 14, White Oak Manor, Chelsea, AL 35043**, to-wit:

Lot 14, according to the Revised Final Plat White Oak Manor Subdivision, a Residential Subdivision, as recorded in Map Book 47, Page 47, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use of the Common Areas and Private Roadways as more particularly described in the Declaration of Protective Covenants for White Oak Manor Subdivision, filed for record in Instrument No. 2017030100071200, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, as hereinafter collectively referred to as the "Declaration").


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$510,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever, together with every contingent remainder and right of reversion

IN WITNESS WHEREOF, Grantor, Clayton 47 Investments, LLC, by Delton L. Clayton, its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 24th day of April, 2020.


Clayton 47 Investments, LLC


By: Delton L. Clayton
Its: Manager

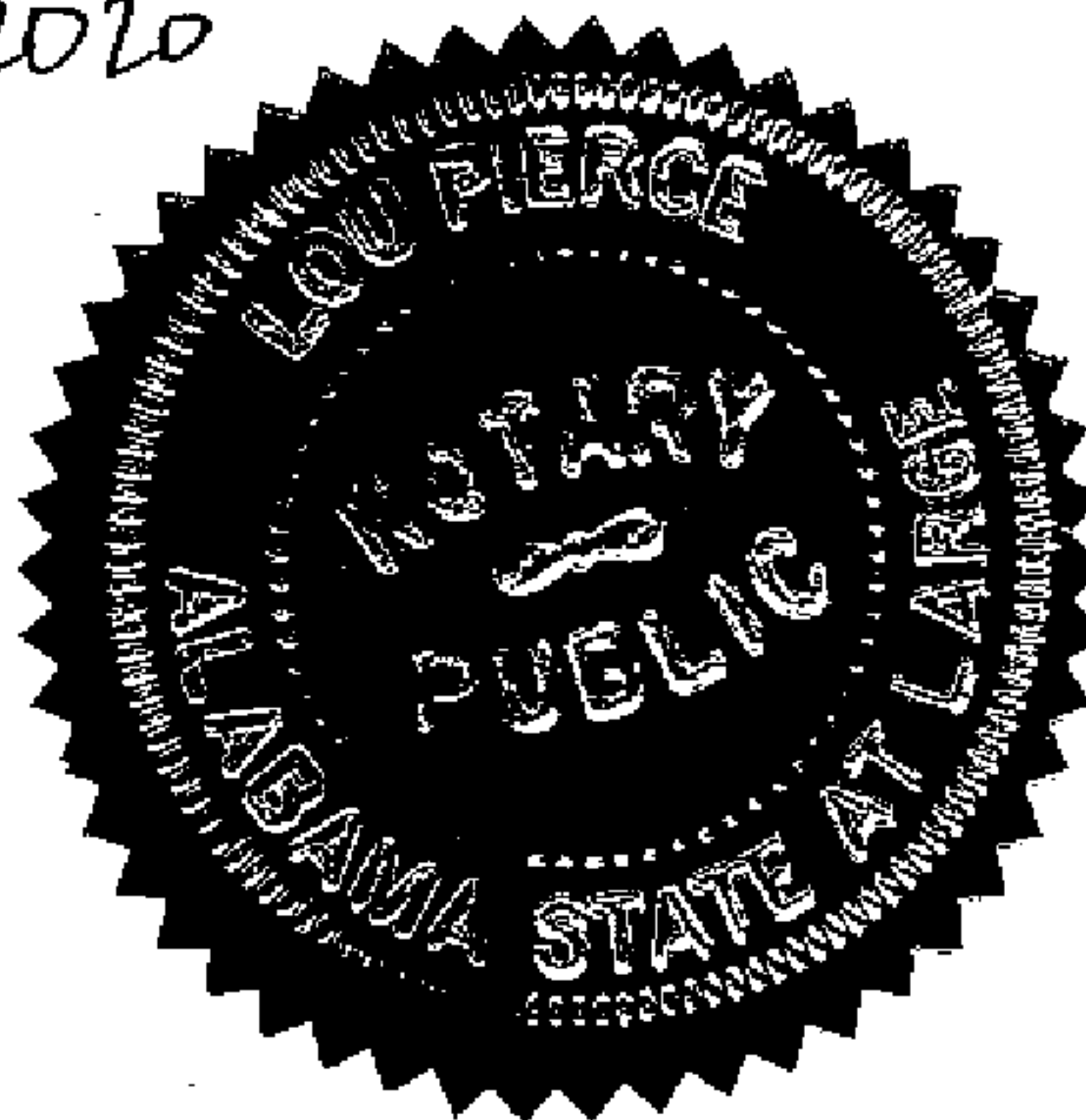
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton, whose name as Manager of Clayton 47 Investments, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this 24th day of April, 2020.


Notary Public

My Commission Expires: 10-11-2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/28/2020 10:20:07 AM
\$26.00 MIST
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