

Send tax notice to:
MARION K HALE
504 FALLS CREEK DRIVE
HELENA, AL, 35080

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

2020223T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Twenty Thousand and 00/100 Dollars (\$620,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEPHEN G HEACOCK and CAREY J HEACOCK, HUSBAND AND WIFE** whose mailing address is: 472 Huntcliff Dr Oxford AL 36203 (hereinafter referred to as "Grantors") by **MARION K HALE and COURTNEY S HALE** whose property address is: **504 FALLS CREEK DRIVE, HELENA, AL, 35080** 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 27-B, according to the Survey of Cahaba Falls, Phase Four "B", as recorded in Map Book 29, Page 76, in the Office of the Judge of Probate 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 Cahaba Falls, Phase Four "B", as recorded in Map Book 29, Page 76, 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, including those as recorded in Volume 235, page 545; Volume 321, page 629 and Real 280, page 47.
4. Rights of Ingress and egress to that portion of the W 1/2 of SW 1/4 Section 17, Township 20 South, Range 3 West, lying west of the Cahaba River.
5. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Real 337, page 730.
6. Transmission Line Permit to Alabama Power Company recorded in Deed Book 247, page 853; Deed Book 131, page 447 and Deed Book 139, page 238.
7. Title to all caption lands lying below the ordinary high water of the Cahaba River.
8. Rights of upstream and down stream riparian owners with respect to any body of water which may lie adjacent to and/or traversing through subject property.
9. Restrictions recorded in Instrument #1993-22452; Real 306, page 526; Real 396, page 13; Real 384, page 152; and Real 396, page 11.
10. Right of way to Shelby County, recorded in Deed Book 155, page 331; Deed Book 155, page 425 and Lis Pendens Book 2, page 165.

\$634,260.00 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 11 day of May, 2020.

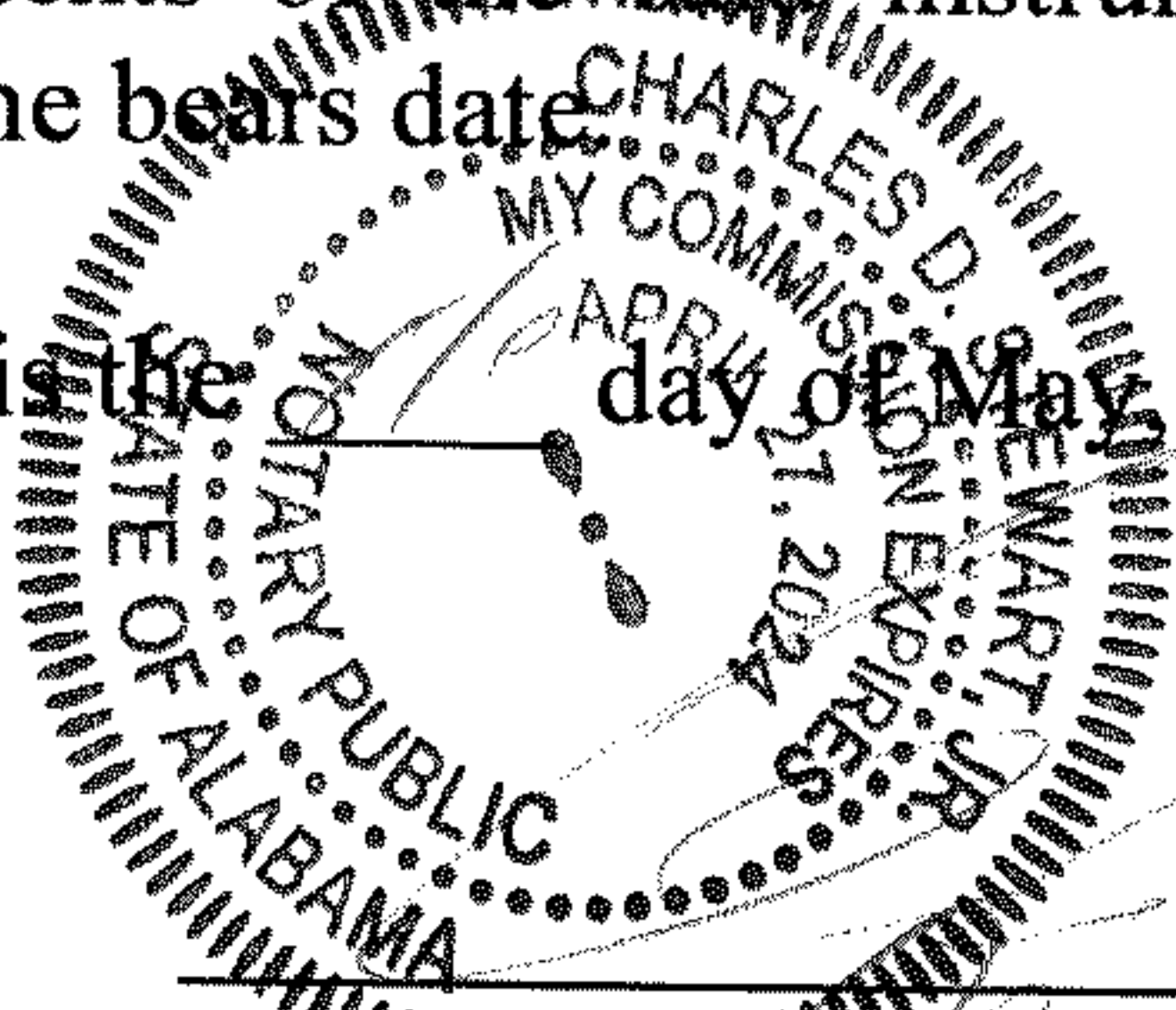

STEPHEN G HEACOCK


CAREY J HEACOCK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN G HEACOCK and CAREY J HEACOCK 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 11 day of May, 2020.


Notary Public
Print Name: Charles D. Smart, Jr.
Commission Expires: 4/21/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2020 02:44:38 PM
\$26.00 CHERRY
20200513000189930

Allie S. Bayl