

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **ARTHUR C. MOSS**, a married man, the **GRANTOR**, for and in consideration of the sum of **SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00)** and other good and valuable consideration hereby acknowledged to have been paid to the said **GRANTOR** by **JOSH WIDEMAN** and **LINDSEY WIDEMAN**, the **GRANTEES**, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said **GRANTEES**, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said **GRANTEES**, the remainder to the survivor of said **GRANTEES**, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

Lots 1 and 2, according to the Survey of Oak Alley Estates, as recorded in Map Book 40, page 85. in the Probate Office of Shelby County, Alabama. Property address: Lots 1 & 2, Oak Alley Estates, Highway 119, Shelby County, Alabama, Vacant Land

Grantor hereby certifies that the above described property does not constitute his homestead or the homestead of his spouse.

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:

1. Any and all reservations, restrictions, easements, right of ways, covenants and/or encumbrances which may appear of record in the Probate Court Records.
2. Building setback lines, drainage and utility easements and restrictions as shown on the recorded plat of said subdivision.
3. Restrictive covenants as contained in instrument(s) recorded in Instrument Number 20081205000459170.
4. Articles of Incorporation of Oak Alley Estates Home Owners Association as recorded in Instrument Number 20081205000459160.
5. Ingress and egress easement as shown on plat of said subdivision.
6. Rights of the Oak Alley Estates Home Owners Association to assess liens or charges, if that right exists in the By-Laws of said Association.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEES** during their concurrent lives and upon the death of either of said **GRANTEES**, then to the survivor of said **GRANTEES** and to the heirs and assigns of such survivor, in fee simple, **FOREVER**.


AND, except as to the above and taxes hereafter falling due, which are assumed by the GRANTEES, the GRANTOR for GRANTOR and for the heirs and assigns of GRANTOR, does hereby COVENANT AND WARRANT to and with the said GRANTEES, and the heirs and assigns of said GRANTEES, that GRANTOR is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same; that GRANTOR is in quiet and peaceable possession thereof; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and GRANTOR does hereby WARRANT AND WILL FOREVER DEFEND the title to said real property, and the possession thereof, unto the said GRANTEES, and the heirs and assigns of said GRANTEES, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has set his hand and seal on this the 15 day of May, 2020.

Arthur C. Moss
ARTHUR C. MOSS

STATE OF Alabama

COUNTY OF Shelby


20200528000213580 2/3 \$628.00
Shelby Cnty Judge of Probate, AL
05/28/2020 12:10:29 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that ARTHUR C. MOSS whose name 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 instrument, he executed the same voluntarily on the same bears date.

Given under my hand and seal on this 15 day of May, 2020.

[Signature]
NOTARY PUBLIC
My Commission Expires:

My Commission Expires
10/26/2020

This instrument prepared by:
Leigh L. Pipkin, Esquire
Pipkin & Associates, LLC
3173-B Dauphin Street
Mobile, AL 36606
(251) 478-9800

Grantor's Mailing Address:

8033 Castlehill Rd
Birmingham, AL 35242

Grantees' Mailing Address:

138 Lorrin Ln.
Sterrett, AL 35147



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Shelby County, AL 05/28/2020
State of Alabama
Deed Tax:\$600.00