

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Vivian Dortch  
7934 Wynwood Lane  
Helena, Alabama 35080

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$149,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS

**H. RUSSELL STEELE and JENNIFER B. STEELE**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **VIVIAN DORTCH**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 203, according to the Survey of Wyndam, Wilkerson Sector, Phase II, as recorded in Map Book 23, Page 117, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 23, Page 117.
7. Covenants, Conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 1998, Page 07622 in the Probate Office of Shelby County, Alabama.
8. Easement granted to Plantation Pipe Line Company as recorded in Deed Book 258, Page 49; Deed Book 133, Page 61; Deed Book 180, Page 192, Deed Book 258, Page 47, Deed Book 258, Page 49 and Deed Book 180, Page 192.
9. Easement recorded in Deed Book 311, Page 153.
10. Right of ingress and egress as recorded in Real Volume 192, Page 743; Real 250, Page 892; Real 250, Page 894 and Real 251, Page 602.
11. Easement granted to Southern Natural Gas as recorded in Deed Book 88, Page 551; Deed Book 146, Page 301; Deed Book 147, Page 579 and Deed Book 213, Page 155.

- 12. Easement granted to Alabama Power Company as recorded in Real 142, Page 221; Real 183, Page 230; Real 230, Page 774; and Real 1, Page 332
- 13. Right of Way to Shelby County as recorded in Real 154, Page 384.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of June 23, 2020.

**GRANTORS:**

  
H. Russell Steele

  
Jennifer B. Steele

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that H. Russell Steele and Jennifer B. Steele, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, H. Russell Steele and Jennifer B. Steele each executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of June 23, 2020.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



