

Send tax notice to:
JOHN C BAGWELL
5072 MEADOW BROOK 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

2020520

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JANICE K SMITH AS TRUSTEE OF THE SMITH LIVING TRUST, DATED DECEMBER 5, 2007** whose mailing address is: 4439 1st Av. NW Seattle WA 98107 (hereinafter referred to as "Grantor") by **JOHN C BAGWELL and AMY P BAGWELL** whose property address is: **5072 MEADOW BROOK 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 40, according to the Amended Map of Meadow Brook, 7th Sector, 2nd Phase, as recorded in Map Book 9, Page 138, 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 due and payable until October 1, 2020.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, or and under subject property, including those recorded in Deed Book 40, Page 265 and Deed Book 32, Page 306, in said Probate Office.
3. Subsequent assessments or taxes and any penalties and interest, due to any rollbacks, special assessments, or recaptures resulting from change in the land usage or loss of current use exemption.
4. 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.
5. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of the Amended Map of Meadow Brook, 7th Sector, 2nd Phase, as recorded in Map Book 9, Page 138, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Covenants, conditions and restrictions recorded in Book 22, Page 222, in said Probate Office.
7. Permit to Alabama Power Company recorded in Real Book 5, Page 155 and Real 15, Page 913, in said Probate Office.
8. Agreement with Alabama Power Company recorded in Real Book 7, Page 830 and Misc. Book 48, Page 880, in said Probate Office.
9. Easement for underground cables recorded in Real Book 7, Page 833 and Real 16, Page 232, in said Probate Office.

\$328,000.00 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, the said Grantor, THE SMITH LIVING TRUST, by JANICE K SMITH, its TRUSTEE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 17th day of July, 2020.

THE SMITH LIVING TRUST

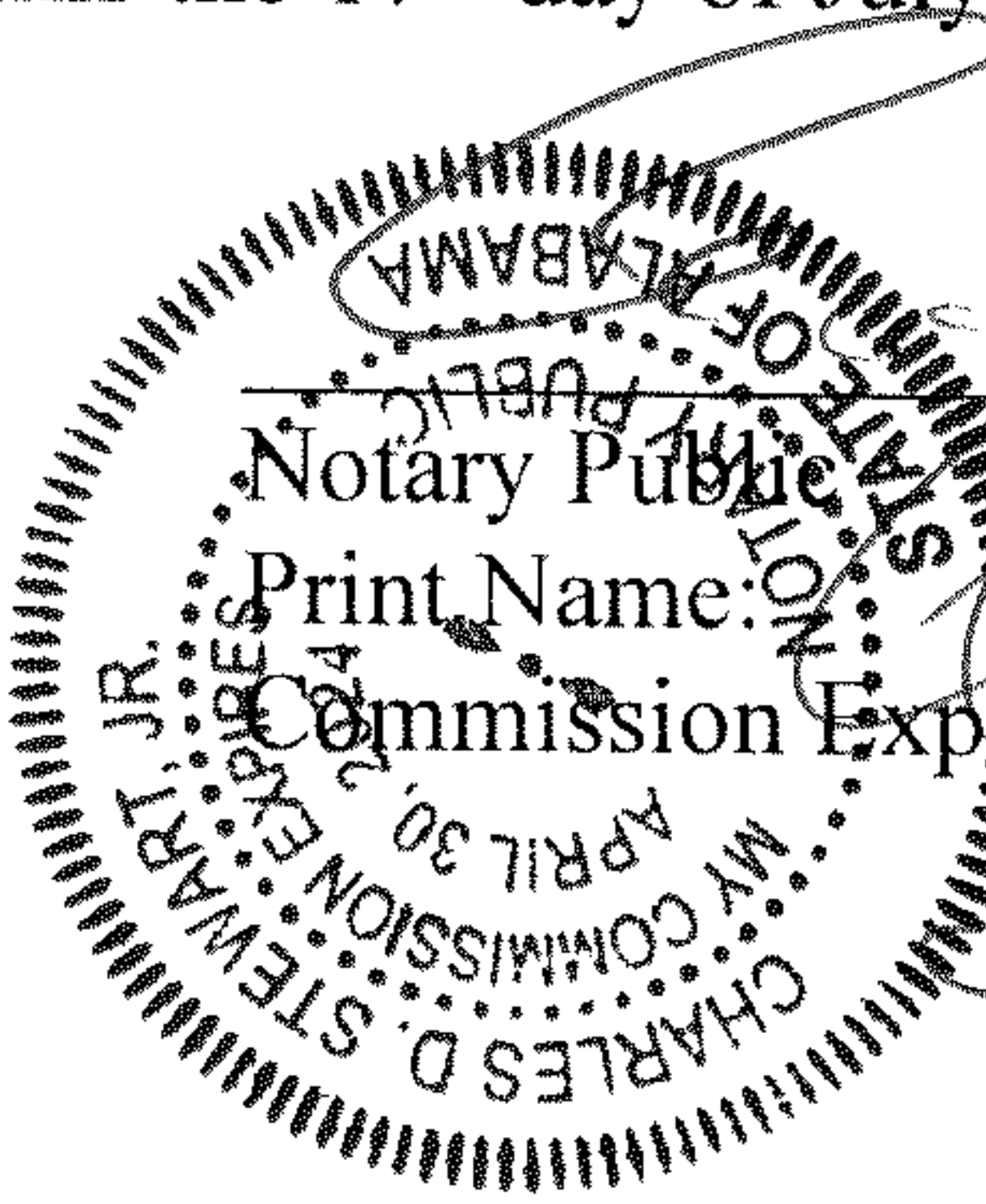
Janice K Smith
BY: JANICE K SMITH
ITS: TRUSTEE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANICE K SMITH, whose name as TRUSTEE OF THE SMITH LIVING TRUST, 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 and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 17th day of July, 2020.


Print Name: Charles D Stewart Jr
Commission Expires: 4-30-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2020 12:20:01 PM
\$435.00 CHERRY
20200721000304230

Alex S. Bayl