

Send tax notice to:
JOHN WILLIAM RICHARDSON, JR.
5128 SELKIRK DRIVE
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
SHELBY COUNTY

2020557

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-One Thousand Five Hundred and 00/100 Dollars (\$261,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **PATRICK T JACKSON and GRACE W JACKSON, husband and wife**, whose mailing address is: 5259 Calhoun Mill Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by **JOHN WILLIAM RICHARDSON, JR. and KAITLIN RICHARDSON** whose property address is: **5128 SELKIRK DRIVE, 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 1A, according to the Resurvey of and Subdivision of Lots 1 and 2, according to the Map of Selkirk, as recorded in Map Book 7, Page 131, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

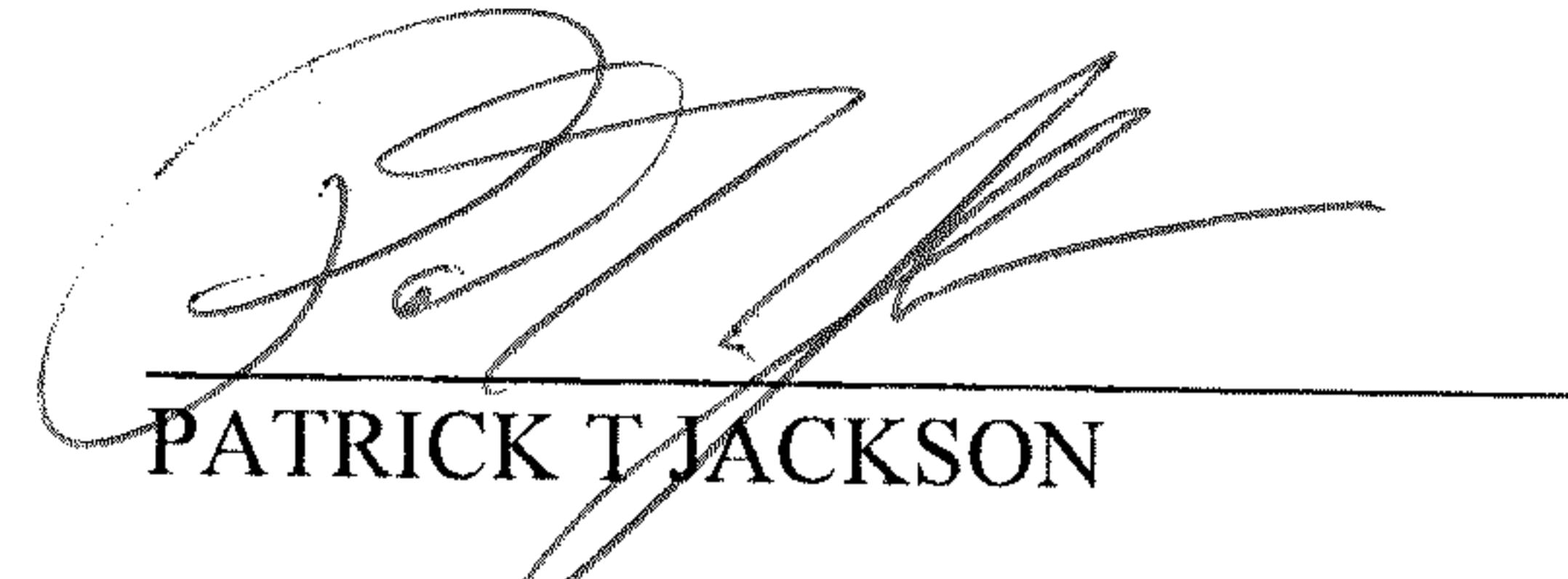
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s) as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Restrictions regarding Alabama Power Company, recorded in Misc. 21, page 376, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Misc. 21, page 377, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company as recorded in Volume 306, page 10 in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Misc. 21, page 10, in the Probate Office of Shelby County, Alabama.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Volume 48, page 427, in the Probate Office of Shelby County, Alabama.

\$256,763.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

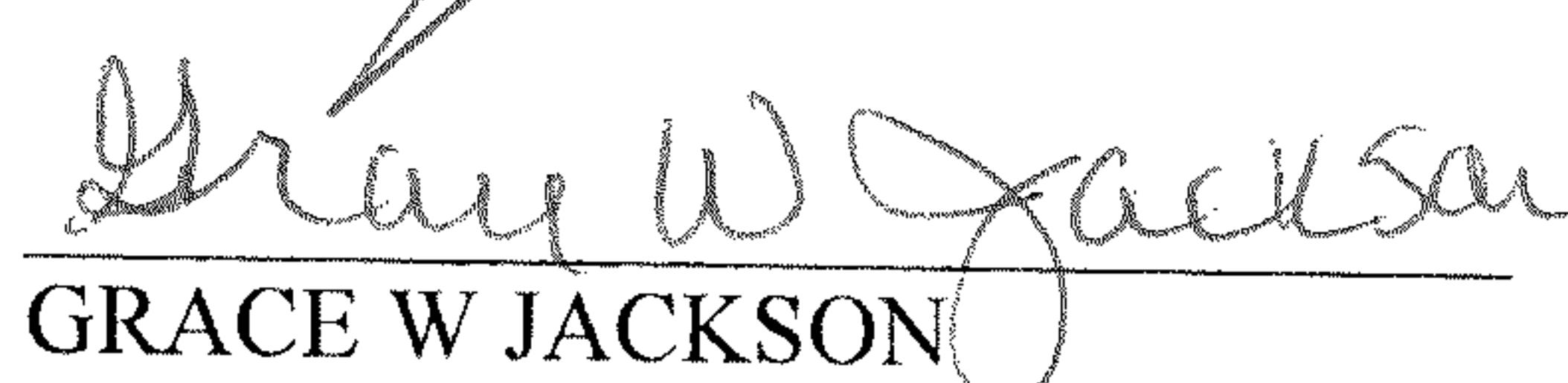
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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 31st day of July, 2020.



PATRICK T JACKSON



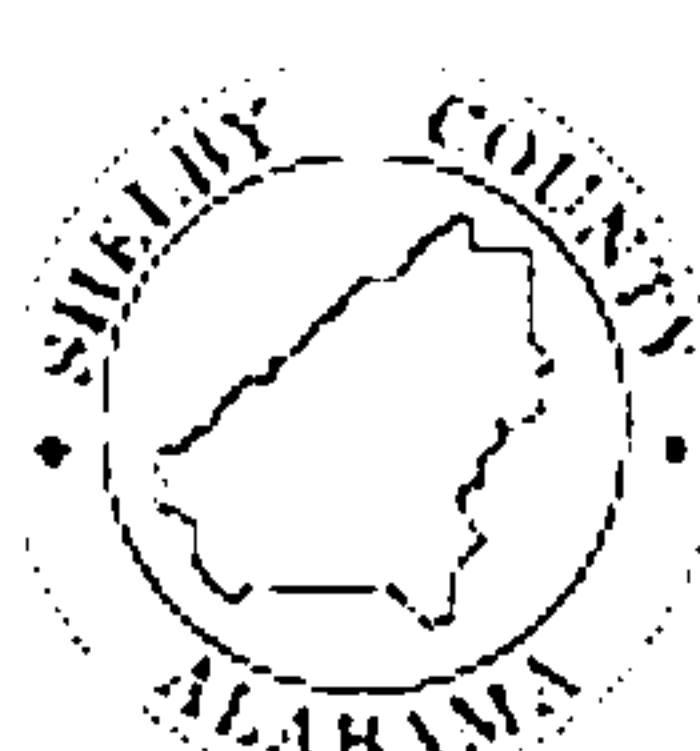
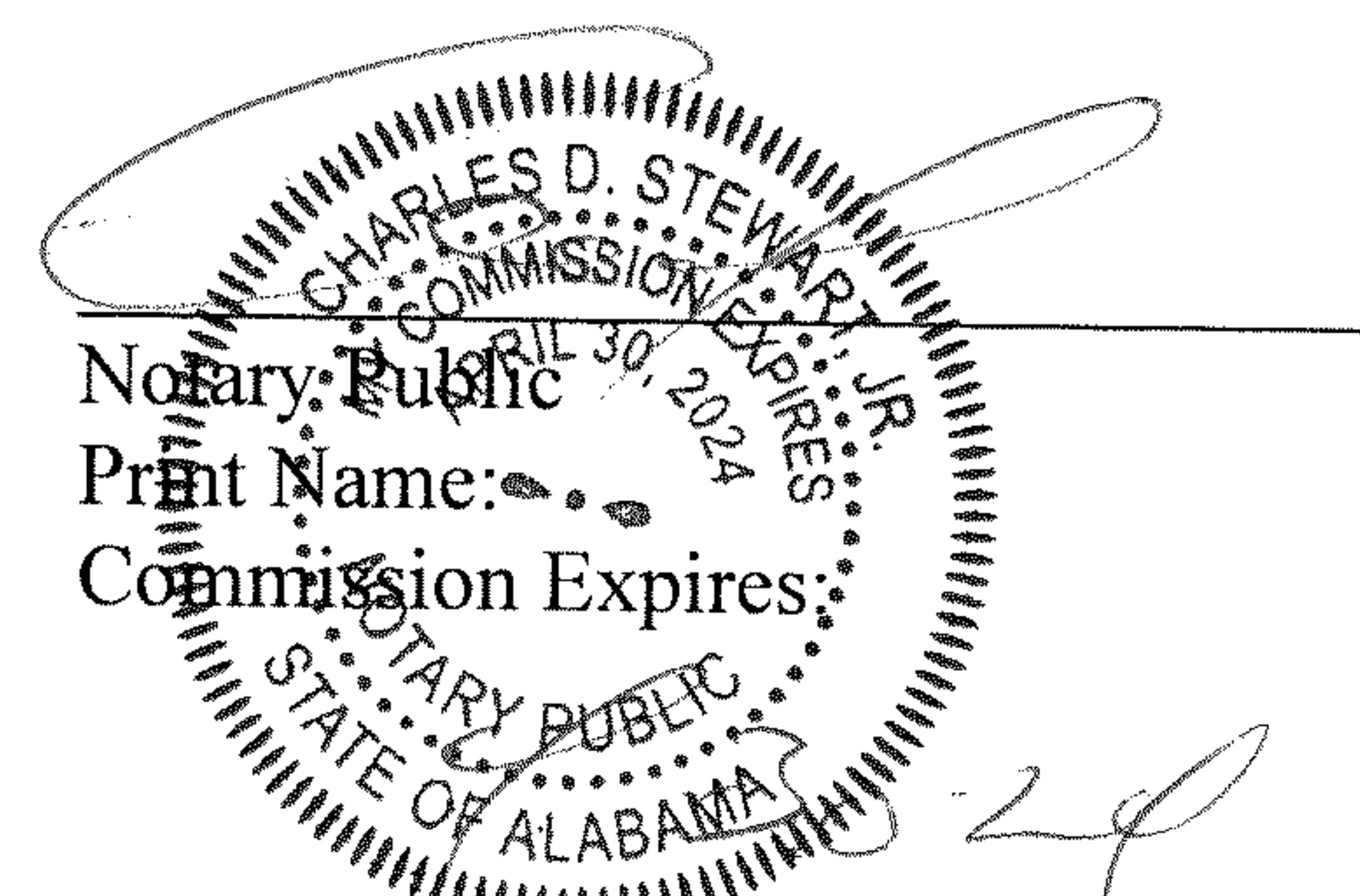
GRACE W JACKSON

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATRICK T JACKSON and GRACE W JACKSON 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 the 31st day of July, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2020 11:53:59 AM
\$30.00 MISTI
20200804000330100

Allen S. Baylor