

Send tax notice to:  
RICHARD A NEATHAMMER  
3517 CROSSINGS CIRCLE  
HOOVER, 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

2020581

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$327,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **AMANDA FOSHEE FKA AMANDA L BAHAKEL and DOUG FOSHEE, HUSBAND AND WIFE** whose mailing address is: *2439 Lancaster Ln Birmingham Al 35292* (hereinafter referred to as "Grantors") by **RICHARD A NEATHAMMER and TINA P NEATHAMMER** whose property address is: **3517 CROSSINGS CIRCLE, HOOVER, 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 74, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, 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. Building line(s) as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Restrictions appearing of record in Instrument 20020711000320730, Instrument 20021219000613570, and Instrument 20030710000436650, in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Instrument 2002-2381, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, Alabama, recorded in Volume 233, page 700; Volume 216, page 29 and Volume 282, page 115, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Volume 142, page 148, in the Probate Office of Shelby County, Alabama.
8. Right of way to the City of Hoover, recorded in Instrument 2000/40742; in Instrument 2000/40741 and in Instrument 2000/25988, in the Probate Office of Shelby County, Alabama.
9. Reservation of all coal, iron ore, gas, oil, methane, hydrocarbons and all mineral and mining rights together with all rights incident thereto including release of all damages as set forth in deed from USX Corporation recorded in Instrument 2000/14348, in the Probate Office of Shelby County, Alabama.
10. Subject to the Declaration of Protective Covenants, Conditions and Restrictions for Caldwell Crossings, a Residential Subdivision as recorded in Instrument 2002/2381, in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Amanda L. Bahakel and Amanda L Foshee are one and the same person.

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 3 day of August, 2020.

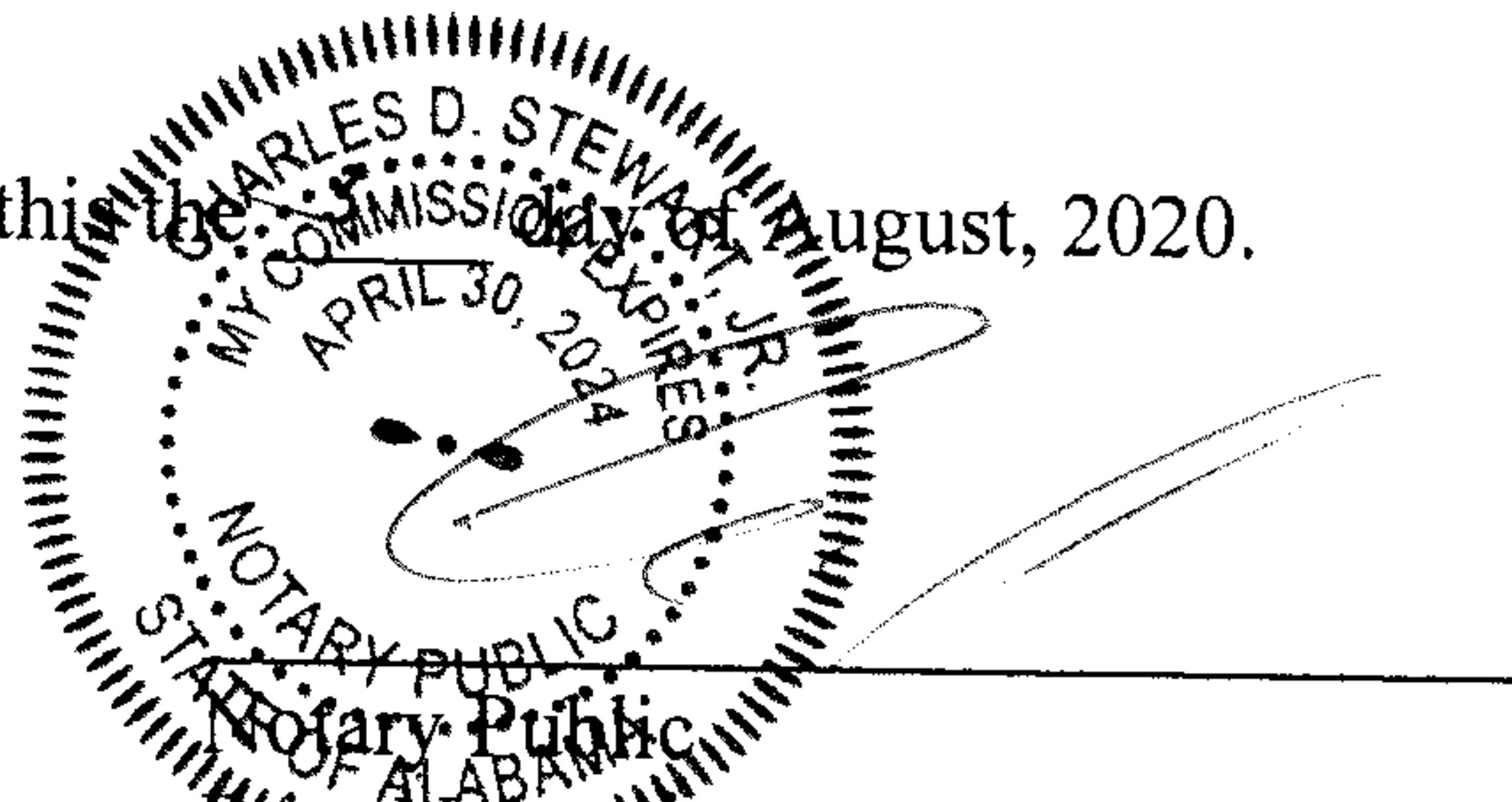
Amanda Foshee  
AMANDA FOSHEE

DOUG FOSHEE  
DOUG FOSHEE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AMANDA FOSHEE and DOUG FOSHEE 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 3 day of August, 2020.



Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/05/2020 10:31:57 AM  
\$352.50 CHERRY  
20200805000333220

*Allen S. Bayl*