

Send tax notice to:

GEORGE W SHAW, JR  
610 PRESTWICK DRIVE  
HOOVER, AL, 35244

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

2020736T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **PHYLLIS M DOBBS and DANNY R DOBBS, WIFE AND HUSBAND and MICHAEL L CLARDY, A SINGLE INDIVIDUAL** whose mailing address is: 220 MASWOOD CIRCLE, BIRMINGHAM, AL 35244 (hereinafter referred to as "Grantors") by **GEORGE W SHAW, JR and DONNA SHAW** whose property address is: **610 PRESTWICK DRIVE, HOOVER, AL, 35244** 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 26, according to the Final Recorded Plat of Heatherwood, 7th Sector, as recorded in Map Book 39, page 84 A & B, 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. Restrictions, public utility easements and building setback lines, as shown on the recorded map and Final Recorded Plat of Heatherwood, 7th Sector, as recorded in Map Book 39, page 84 A & B, in the Probate Office of Shelby County, Alabama.
3. 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.
4. Articles of Incorporation of Heatherwood Homeowner's Association, Inc., as recorded in Instrument #20030411000221760; amended in Instrument #20070111000016540 and Instrument #20100204000035140.
5. Covenants, Conditions and Restrictions as recorded in Book 37, page 537; amended in Instrument #1998-23623.

**\$0.00 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 11 day of September, 2020.

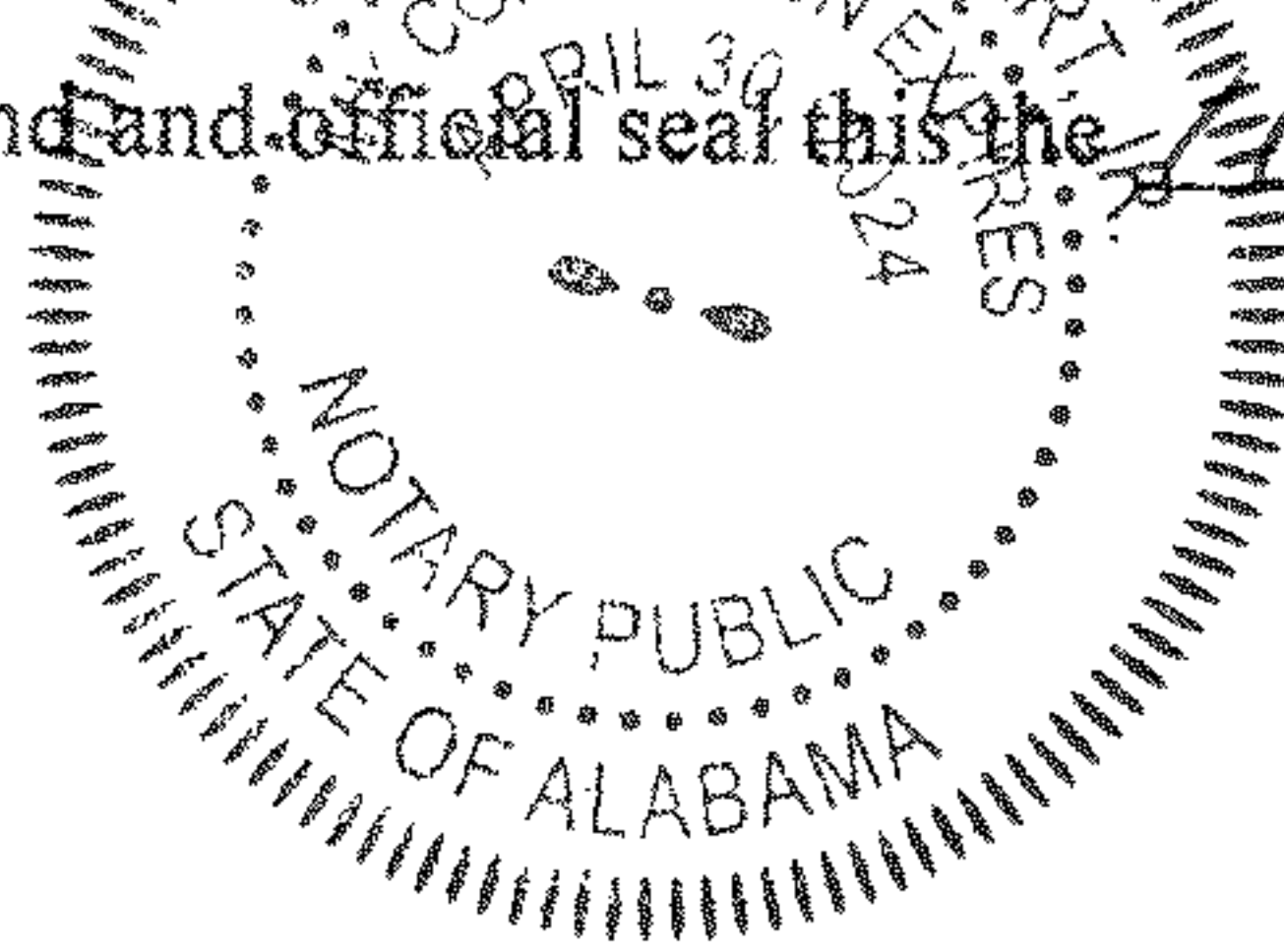
  
PHYLLIS M DOBBS

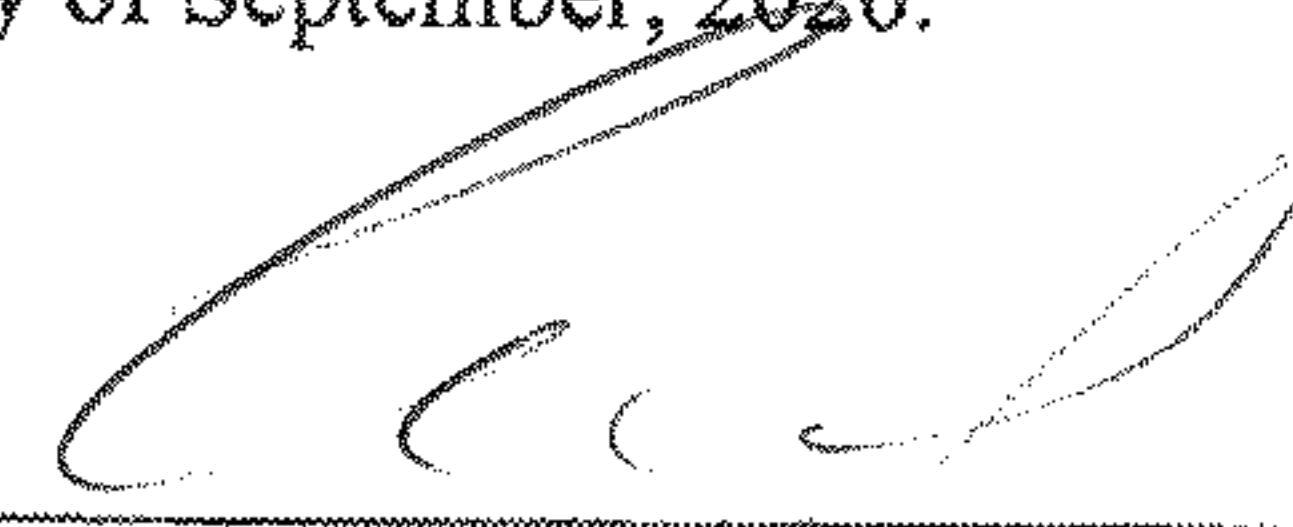
  
DANNY R DOBBS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHYLLIS M DOBBS and DANNY R DOBBS 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.

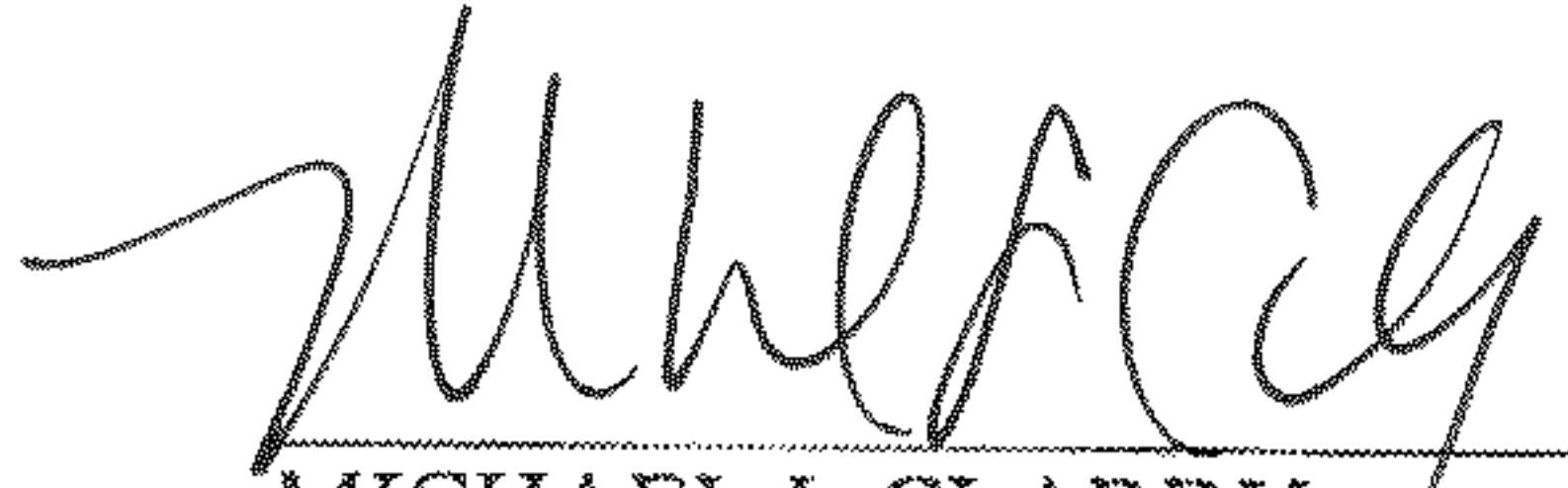
Given under my hand and official seal this the 11 day of September, 2020.



  
Notary Public  
Print Name:  
Commission Expires:

43024

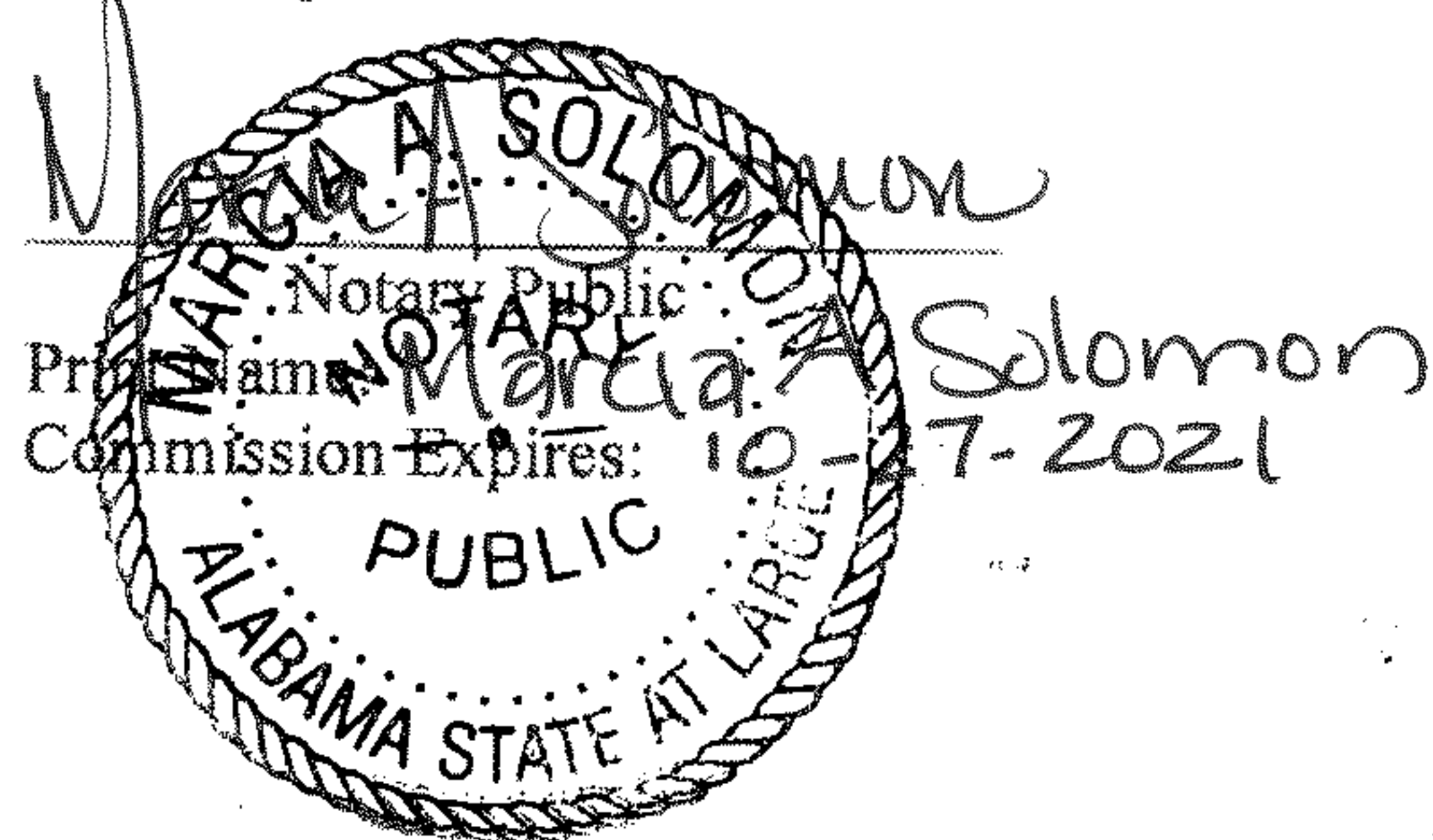
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3 day of September, 2020.

  
MICHAEL L CLARDY

STATE OF Alabama  
COUNTY OF Geneva

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL L CLARDY 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 September, 2020.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/16/2020 09:16:20 AM  
\$188.00 CHERRY  
20200916000413840

