

Send tax notice to:  
BRON DUNCAN BATES  
125 WILLOW BRANCH LANE  
CHELSEA, AL, 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2020782

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Five Thousand Five Hundred and 00/100 Dollars (\$385,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAN M HELMLY and ANNE M HELMLY, husband and wife**, whose mailing address is: 308 PARK VILLAGE DR ALABAMA 35007 (hereinafter referred to as "Grantors") by **BRON DUNCAN BATES and AMBER GAIL BATES** whose property address is: **125 WILLOW BRANCH LANE, CHELSEA, AL, 35043** 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 108, according to the Final Plat of Willow Branch, Sector 1, as recorded in Map Book 38, Page 60, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

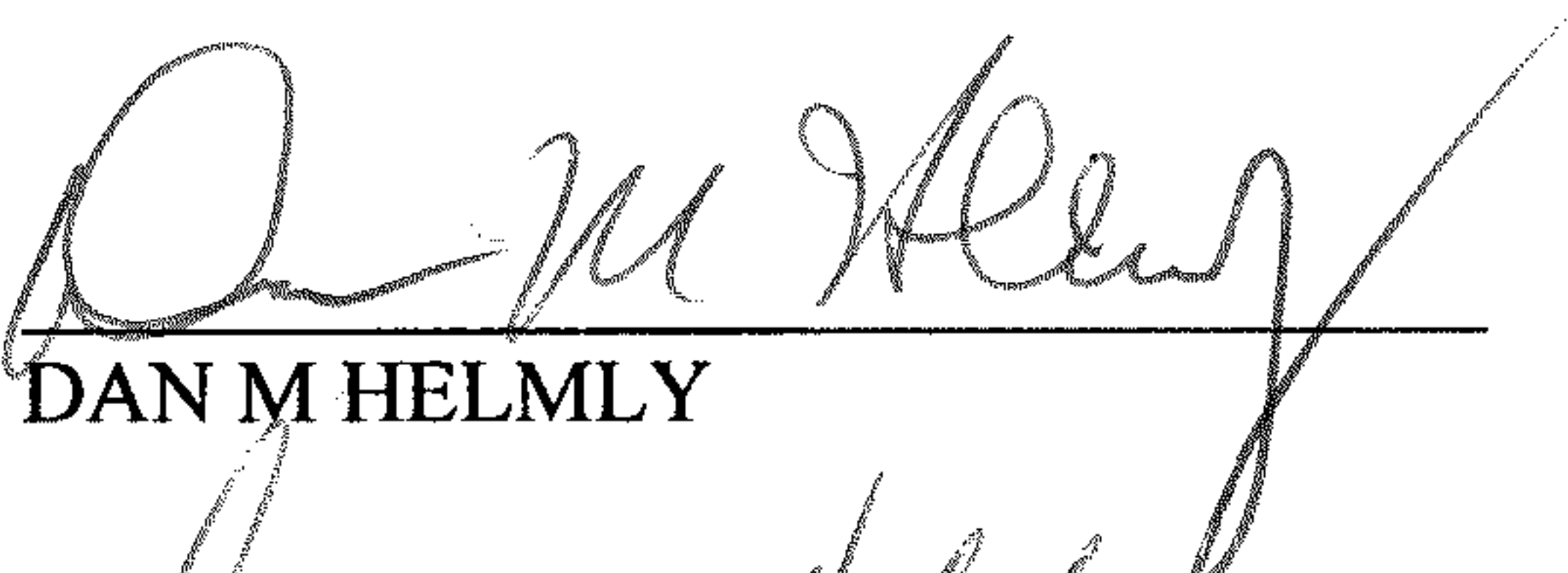
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 185, Page 243, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Such state of facts as shown on the Final Plat of Willow Branch, Sector 1, as recorded in Map Book 38, Page 60, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No.2007-126220, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Shelby County as set forth in Deed Book 229, Page 501, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Grant of Land Easement and restrictive covenants to Alabama Power Company as recorded in Instrument No.2006-315111.
7. Rights to well and pump house as set out in deed recorded in Instrument No.1994-26552.
8. Transmission line permit to Alabama Power Company as recorded in Deed Book 234, Page 888.

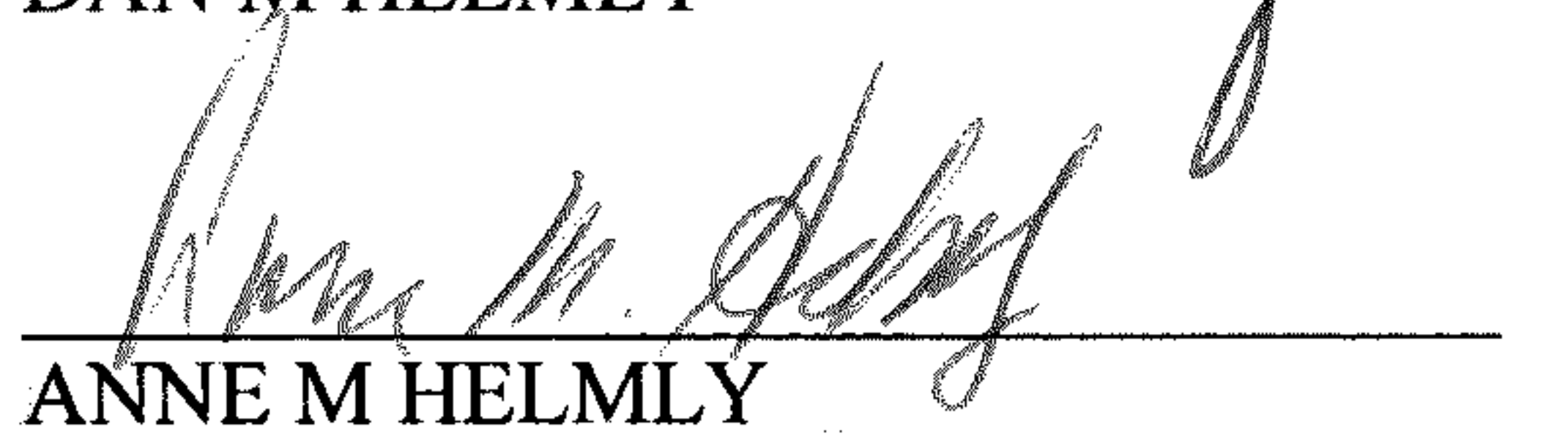
**\$327,675.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**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 30<sup>th</sup> day of September, 2020.

  
DAN M HELMLY

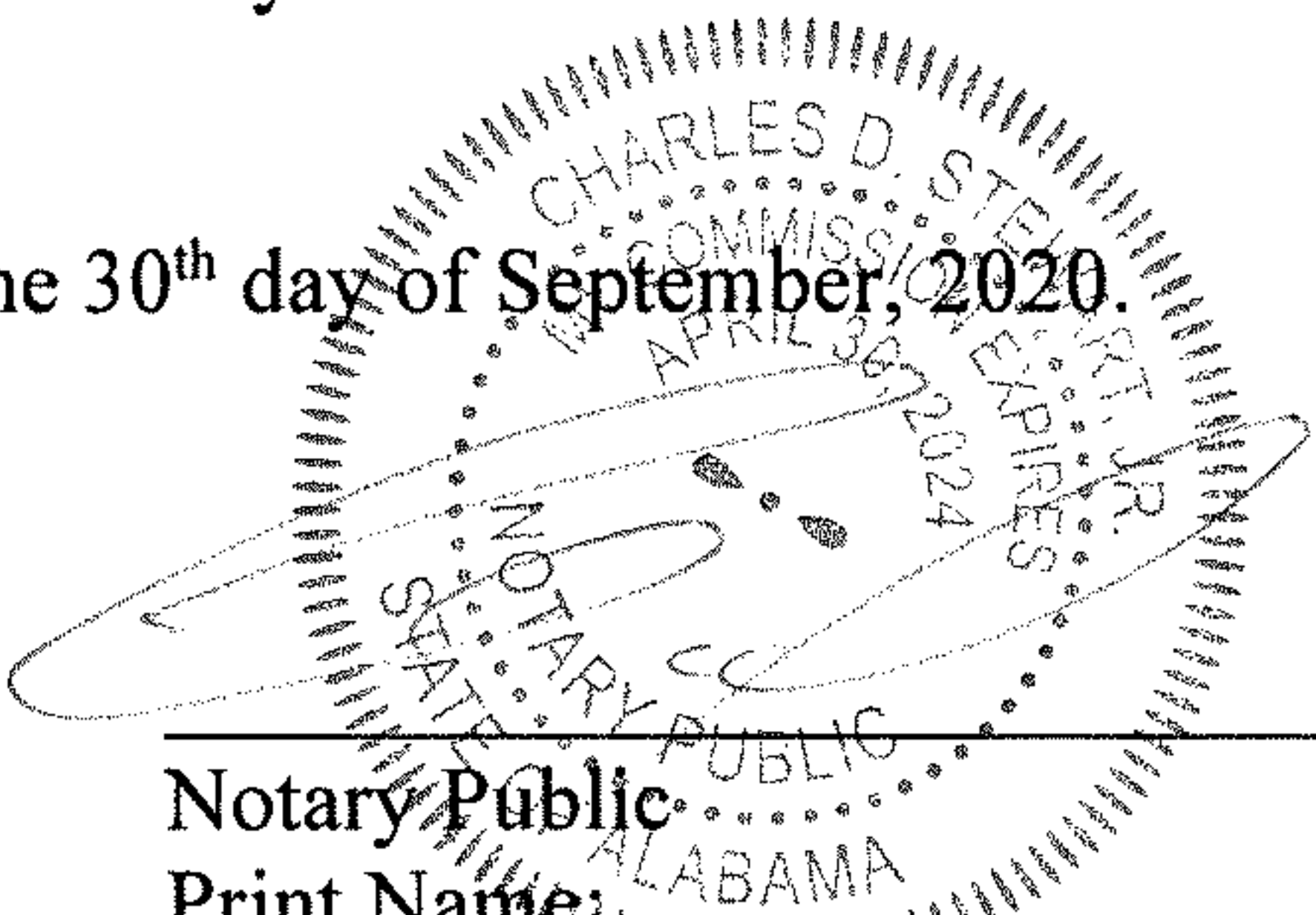
  
ANNE M HELMLY


STATE OF ALABAMA

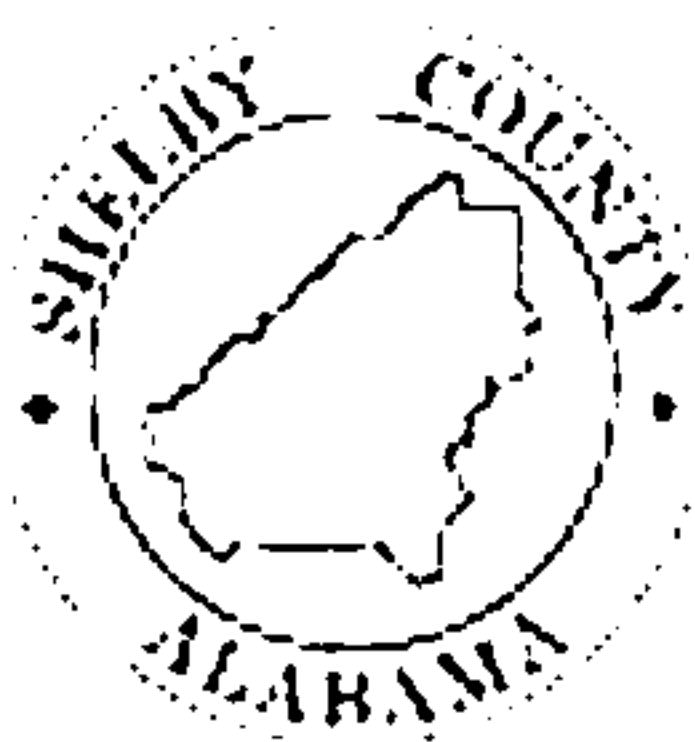
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAN M HELMLY and ANNE M HELMLY 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 30<sup>th</sup> day of September, 2020.

  
Notary Public  
Print Name:  
Commission Expires:





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/05/2020 11:33:40 AM  
\$83.00 CHARITY  
20201005000449490

