

Send tax notice to:
ERIC R HINES
113 LAKELAND RIDGE
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

2020797T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$339,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RORY K FERRELL and BRIAN FERRELL, WIFE AND HUSBAND** whose mailing address is: 1212 Sipsey Pike, Double Springs, AL 35553 (hereinafter referred to as "Grantors") by **ERIC R HINES and MARCHELLE Y HINES** whose property address is: **113 LAKELAND RIDGE, 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 48, according to the Survey of Oaklyn Hills, Phase 4, as recorded in Map Book 36, page 96, 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 recorded map and Survey of Oaklyn Hills, Phase 4, as recorded in Map Book 36, page 96, 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, including those recorded in Instrument #1997-31999.
4. Right of way to Shelby County recorded in Deed Book 229, page 492 and Deed Book 39, page 469.
5. Transmission Line Permit recorded in Deed Book 165, page 105.
6. Right of way for railroad recorded in Deed Book T, page 655.
7. Restrictions with easements regarding Alabama Power Company recorded in Instrument #20051031000563600.

\$333,743.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 29th day of September, 2020.


RORY K FERRELL

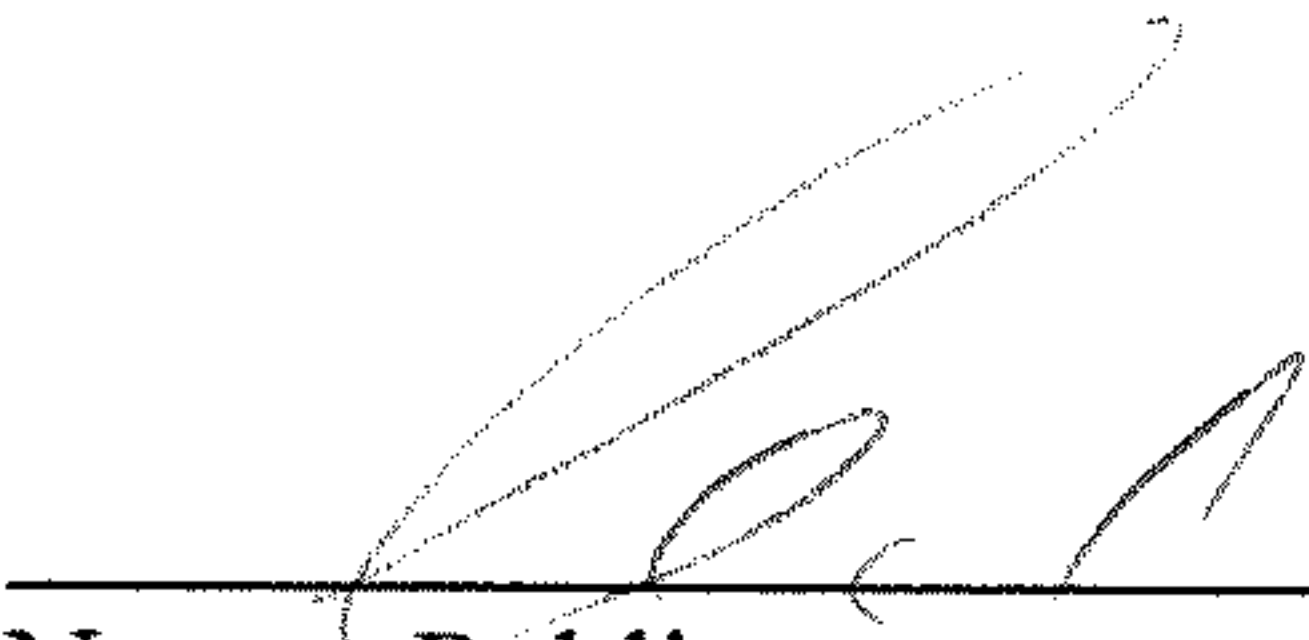

BRIAN FERRELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RORY K FERRELL and BRIAN FERRELL 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 29th day of September, 2020.




Notary Public
Print Name:
Commission Expires: 1-3-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2020 11:51:19 AM
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20201005000449580

