

Send tax notice to:  
ANTHONY LANCASTER  
3006 HEATHER LANE  
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

2020767T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SAM HENDRICKSON and DONNA L HENDRICKSON AS TRUSTEES OF THE HENDRICKSON LIVING TRUST, DATED SEPTEMBER 13, 2006** whose mailing address is: 1031 Stafford Court, Bham Al 35242 (hereinafter referred to as "Grantors") by **ANTHONY LANCASTER and JENNIFER LANCASTER** whose property address is: **3006 HEATHER LANE, 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 7, Block 1, according to the Survey of Kirkwall, a subdivision of Inverness, as recorded in Map Book 6, page 152, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and Kirkwall, a subdivision of Inverness, as recorded in Map Book 6, page 152 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. Covenants, Conditions and Restrictions as recorded in Misc. Book 20, Page 629.
5. Right of way in favor of Alabama Power Company recorded in Volume 307, page 423 and Volume 307, page 434.
6. Agreement with Alabama Power Company recorded in Misc. Book 20, page 159 and Misc. Book 20, page 626.

**\$323,000.00 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, the said Grantor, THE HENDRICKSON LIVING TRUST, by SAM HENDRICKSON and DONNA L HENDRICKSON, its TRUSTEES, who are authorized to execute this conveyance, have hereunto set their signature and seal on this the 30<sup>th</sup> day of September, 2020.

HENDRICKSON LIVING TRUST

  
\_\_\_\_\_  
BY: SAM HENDRICKSON, TRUSTEE

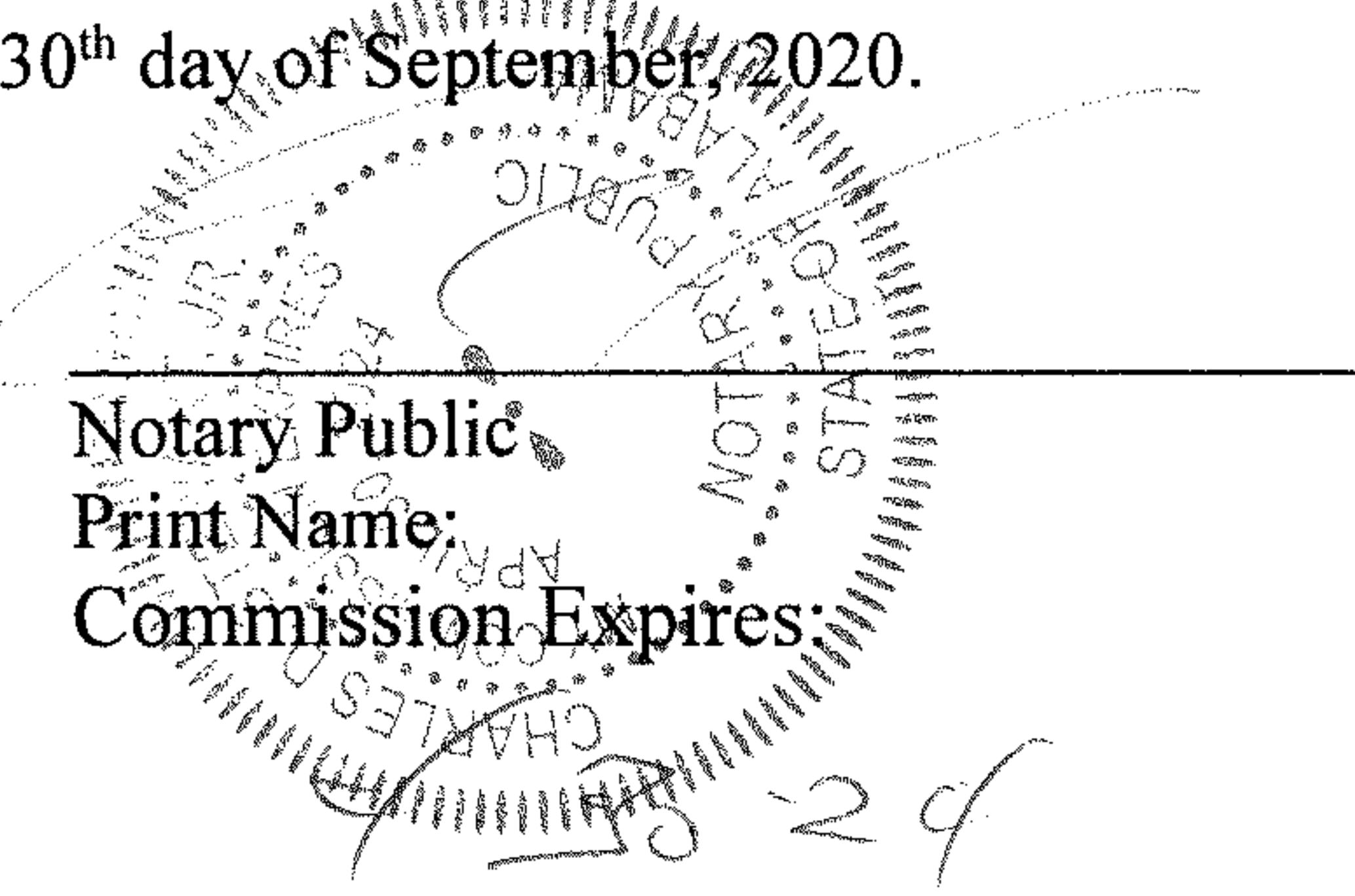
  
\_\_\_\_\_  
BY: DONNA L HENDRICKSON, TRUSTEE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAM HENDRICKSON and DONNA L HENDRICKSON, whose name as TRUSTEES OF THE HENDRICKSON LIVING TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 30<sup>th</sup> day of September, 2020.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/05/2020 12:28:21 PM  
\$42.00 JESSICA  
20201005000449740

