

Send tax notice to:
JASON PERREAULT
349 TIMBERVIEW TRAIL
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

2020749

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TALL TIMBERS, LLC, A LIMITED LIABILITY COMPANY** whose ³⁵²⁴² mailing address is: 1500 Resource Drive Birmingham (hereinafter referred to as "Grantor") by **JASON PERREAULT and DONNA A SULLIVAN-PERREAULT** whose property address is: **349 TIMBERVIEW TRAIL, 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 25A, according to the Final Plat Resurvey of Lots 24 and 25, The Highlands of Chelsea, Phase 1, Sector 1, a Residential Subdivision as recorded in Map Book 53, Page 5, in the Probate Office of Shelby County, Alabama.

Together with a 60' easement for ingress/egress and utilities as shown on Map Book 49, Pages 52A and 52B and Map Book 53, Page 5 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) per map.
3. Easement(s) per map.
4. Restrictions per map
5. Declaration of Protective Covenants and Restrictions to be filed for record.
6. Transmission line permit to Alabama Power Company, recorded in Deed Book 163, page 433, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 2006052600025048; Instrument 20180606000198810 and Instrument 20200902000388230, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County, recorded in Deed Book 180, page 604, in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Gas Corporation, as recorded In Instrument 1993-38334, in the Probate Office of Shelby County, Alabama.
10. Easement to BellSouth Telecommunications, LLC, as recorded in Instrument 2015071700024386, in the Probate Office of Shelby County, Alabama.
11. Permanent Easement Deed as recorded in Instrument 20180426000140630 in the Probate Office of Shelby County, Alabama.

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

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, Tall Timbers, LLC, by William D Brogdon, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of September, 2020.

TALL TIMBERS, LLC


BY: WILLIAM D BROGDON
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM D BROGDON, whose name as Member of TALL TIMBERS, LLC, is signed to the foregoing instrument, and who is 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 an act of said company.

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


Notary Public
Print Name: KAREN PORTWOOD
Commission Expires: 8-8-2023

Karen M. Portwood
Notary Public, Alabama State At Large
My Commission Expires Aug. 8, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2020 01:03:52 PM
\$190.00 MIST1
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