

Send tax notice to:
SARA S HAMILTON
1045 DANBERRY LANE
HOOVER, 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
Shelby COUNTY

2020949

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Fifty-Six Thousand and 00/100 Dollars (\$456,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RITA M BAHOS, TRUSTEE OF THE BAHOS MARITAL TRUST DATED MARCH 13, 1995** whose mailing address is: 313 Bradberry Ln Birning AL 35242 (hereinafter referred to as "Grantor") by **SARA S HAMILTON** whose property address is: **1045 DANBERRY LANE, HOOVER, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36B, according to the Final Plat of Cottages of Danberry Resurvey No. 3 as recorded in Map Book 41, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021.
2. Restrictions, easements, conditions, agreements, covenants as shown by deed into
3. Rockwell Homes, LLC in Instrument #2014-348960.
4. Building set back line(s), easement(s) and restrictions as shown by record plat.
5. Restrictions appearing of record in Instrument #2005-15048; with Incorporation of the Association along with By Laws thereto recorded as Instrument No. 20050203000055560.
6. Annexation Agreement by and between Metropolitan Life Insurance Co., Inverness Point Homeowner's Association, Inc. and the City of Hoover recorded in Real 327, page 1.
7. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 5, Page 355 and any damages relating to the exercise of such rights or extraction of such minerals.
8. Restrictions appearing of record in the Cottage of Danberry Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 2009-3948; corrected in Instrument #2009-141180 and amended in Instrument #2014-5202.
9. Grand of Land Easement and Restrictive Covenants recorded in Instrument #2008-44665.
10. Lake restrictions, buffers and building height restrictions as set forth in the deed from Metropolitan Life Insurance Co. to Lake Heather Development Co., Inc. recorded as Instrument# 1992-18226 and as amended by Instrument # 1992-26078 and Instrument #1999-1346.
11. Rights of others to the use of Lake Heather.
12. Declaration of Protective Covenants as set out in deed recorded in Instrument No. 20080501000179650 and as amended by the Compliance Certificate as recorded in Instrument #2009-14117.
13. Agreement and Declaration of Restrictive Covenants as recorded in Instrument #2008-17967 as amended by Instrument #2008-39405; Instrument #2009-17726.
14. Terms and conditions as set out in that certain Easement Agreement between Daniel Senior Living of Inverness II, LLC and Daniel Senior Living of Inverness I, LLC as recorded as Instrument #2008-17969.
15. Memorandum of Agreement as recorded in Instrument #2014-34899.

\$0.00 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, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, THE BAHOS MARITAL TRUST, by RITA M BAHOS, its TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9 day of November, 2020.

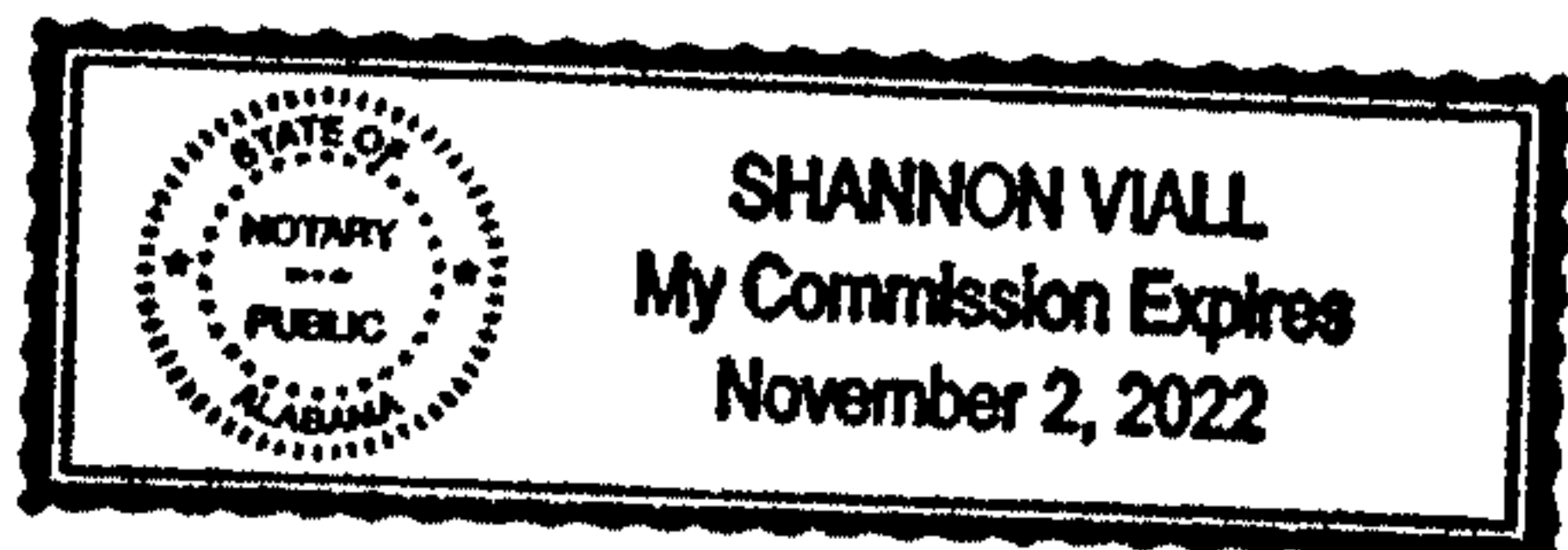
THE BAHOS MARITAL TRUST

Rita M Bahos Trustee
BY: RITA M BAHOS
ITS: TRUSTEE

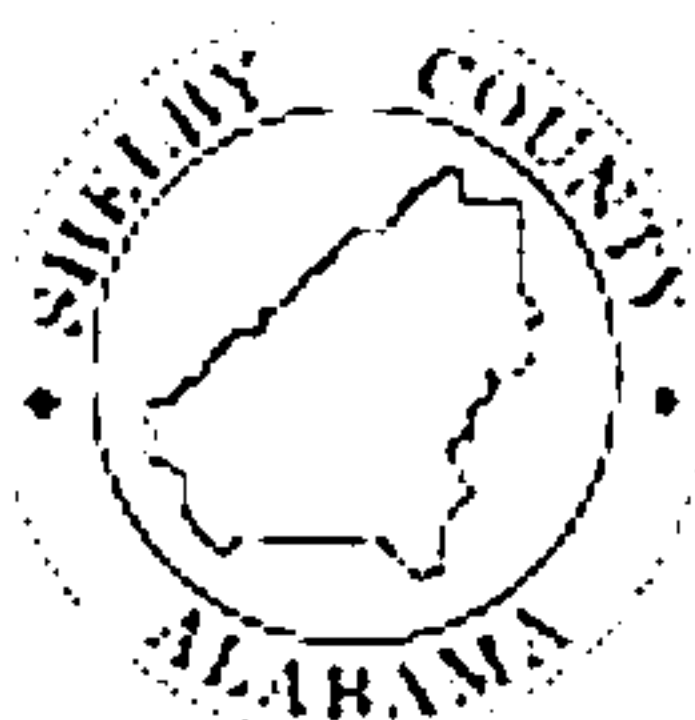
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RITA M BAHOS, whose name as TRUSTEE of THE BAHOS MARITAL TRUST DATED MARCH 13, 1995, 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 trust.

Given under my hand and official seal this the 9 day of November, 2020.



Shannon Viall
Notary Public
Print Name: Shannon Viall
Commission Expires: 11-2-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2020 09:23:53 AM
\$481.00 CHARITY
20201118000526930

Alex S. Bayl