

Send tax notice to:
TIMOTHY CRAIG HOOSIER
1356 INVERNESS COVE DRIVE
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
Shelby COUNTY

20201027

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty-Two Thousand and 00/100 Dollars (\$232,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **T2, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 6234 EAGLE POINT CIRCLE, BIRMINGHAM, AL 35242, (hereinafter referred to as "Grantor") by **TIMOTHY CRAIG HOOSIER and DEBRA M HOOSIER and JASON C HOOSIER** whose property address is: **1356 INVERNESS COVE DRIVE, 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 177A, according to the final plat of the residential subdivision Inverness Cove-Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

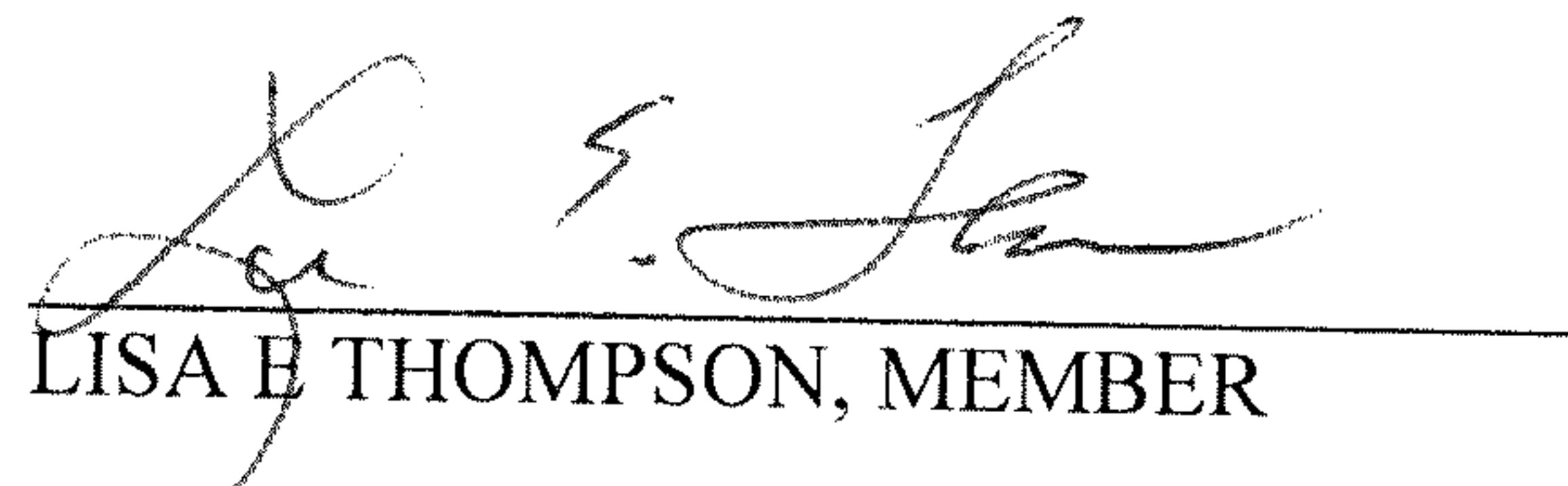
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, page 110 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. Articles of Incorporation of the Inverness Cove Residential Association, Inc. as recorded in Instrument #20050913000474450.
5. Covenants, Conditions and Restrictions as recorded in Instrument #20050113000020870; Instrument #20050804000396590; Instrument #20051006000521560 and amended in Instrument #20060130000047870.
6. Easement to Alabama Power Company recorded in Real 365, page 819; Instrument #20050804000396590; Instrument #20051031000563550 and Instrument #1994-34517, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company recorded in Deed Volume 306, page 10; Real 84, page 298; Real 127, page 54 and Real 3318, page 27, in the Probate Office of Shelby County, Alabama.
8. Easement to the City of Hoover, Alabama as recorded in Real 365, page 871 and Instrument #1998-24499, in the Probate Office of Shelby County, Alabama.

\$180,000.00 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, T2, LLC, by LISA E THOMPSON, its member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21 day of December, 2020.

T2, LLC

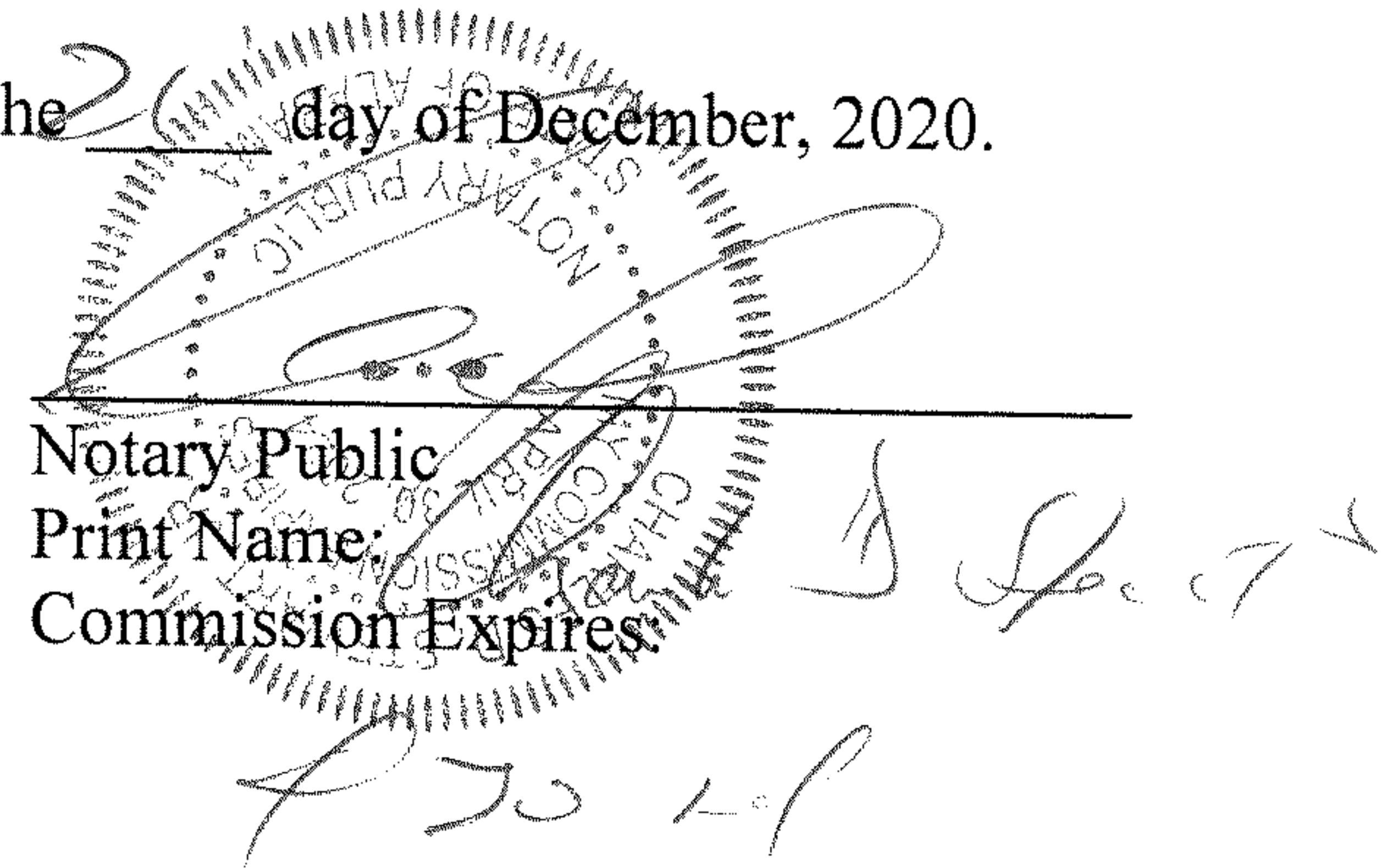


LISA E THOMPSON, MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LISA E THOMPSON, whose name as Member of T2, 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 26 day of December, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2020 09:25:38 AM
\$78.00 CHARITY
20201229000595290

