

20210106000008430
01/06/2021 08:18:23 AM
DEEDS 1/2

Send tax notice to:
LAUREN RICH DOSS
3160 SUNNY MEADOWS 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
SHELBY COUNTY

20201098

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Two Thousand and 00/100 Dollars (\$272,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SETH T ANDERSON and STACY ANDERSON** whose mailing address is: 804 Baker BLVD, Tusculumbia, AL 35674 (hereinafter referred to as "Grantors") by **LAUREN RICH DOSS** whose property address is: **3160 SUNNY MEADOWS 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, Block 4, according to the Survey of Sunny Meadows, as recorded in Map Book 8, Page 18 A, B & C, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in MISC 36, Page 881 and MISC 37, Page 21.
5. Agreement with Alabama Power Company as recorded in MISC 37, Page 22.
6. Right-of-way granted to Alabama Power Company recorded in Volume 326, Page 126.

\$258,400.00 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, said Grantor, has hereunto set his/her hand and seal this the 30th day of December, 2020.

Seth T. Anderson by
Stacy Anderson, Attorney in fact
SETH T ANDERSON BY STACY
ANDERSON, ATTORNEY IN FACT

Stacy Anderson
STACY ANDERSON

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STACY ANDERSON, whose name as Attorney in Fact for SETH T ANDERSON, 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, she executed the same voluntarily in her capacity as Attorney in Fact for SETH T ANDERSON on the day the same bears date.

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

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024

4-30-24

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STACY ANDERSON 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, she executed the same voluntarily on the day the same bears date.

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

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024

4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2021 08:18:23 AM
\$39.00 JESSICA
20210106000008430

Alli S. Boyd