

Send tax notice to:  
JOSHUA CALDWELL  
5058 STRATFORD ROAD  
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

2021016

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BRAD E BOSWELL and APRIL BOSWELL, HUSBAND AND WIFE** whose mailing address is: 5164 Kirkwall Lane Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **JOSHUA CALDWELL and STACI CALDWELL** whose property address is: **5058 STRATFORD ROAD, 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 44, according to the Survey of Meadow Brook, Fifth Sector, as recorded in Map Book 8, Page 109, 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Misc. Book 52, Page 193, in the Probate Office of Shelby County; Alabama.
3. Easements, Building and setback lines as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 50, Page 828 and Misc. Book 50, Page 948, in the Probate Office of Shelby County, Alabama.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 324, Pages 460 and 470 and Deed Book 349, Page 802.
6. Easements regarding underground cables as recorded in Misc. Book 52, Page 197.
7. Agreement with Alabama Power Company as recorded in Misc. Book 48, page 880 and Misc. Book 52, Page 193.

\$332,000.00 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, said Grantor, has hereunto set his/her hand and seal this the 15 day of January, 2021.

Brad E Boswell  
BRAD E BOSWELL

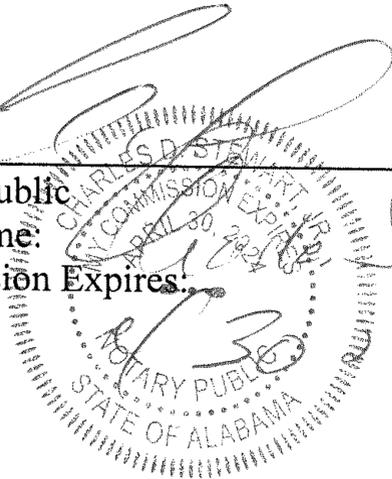
April Boswell  
APRIL BOSWELL

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRAD E BOSWELL and APRIL BOSWELL 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of January, 2021.

Charles D. Stewart  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/20/2021 09:03:59 AM  
\$108.00 CHERRY  
20210120000029920

Alicia S. Boyd