

Send tax notice to:  
ANDREW D GRIFFIN  
5125 HOLLOW LOG LANE  
BIRMINGHAM, AL, 35244

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2021018

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twelve Thousand and 00/100 Dollars (\$312,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN W VELAND and ADRIENNE L VELAND, husband and wife**, whose mailing address is: 135 emily circle BIRAM, AL 35242 (hereinafter referred to as "Grantors") by **ANDREW D GRIFFIN and HALLIE GRIFFIN** whose property address is: **5125 HOLLOW LOG LANE, BIRMINGHAM, AL, 35244** 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 13, according to the Survey of Homestead First Sector, as recorded in Map Book 6, Page 9, 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. Easement granted Alabama Power Company recorded in Volume 129, Page 561; Volume 179, Page 370; Volume 185, Page 131 and Volume 187, Page 363, in the Probate Office of Shelby County, Alabama.
5. Easement granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 283, Page 7, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. Volume 7, Page 207, in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Misc. Volume 7, Page 2 and Misc. Volume 7, Page 206, in the Probate Office of Shelby County, Alabama.
8. Easement to South Central Bell as recorded in Volume 285, Page 365, in the Probate Office of Shelby County, Alabama.

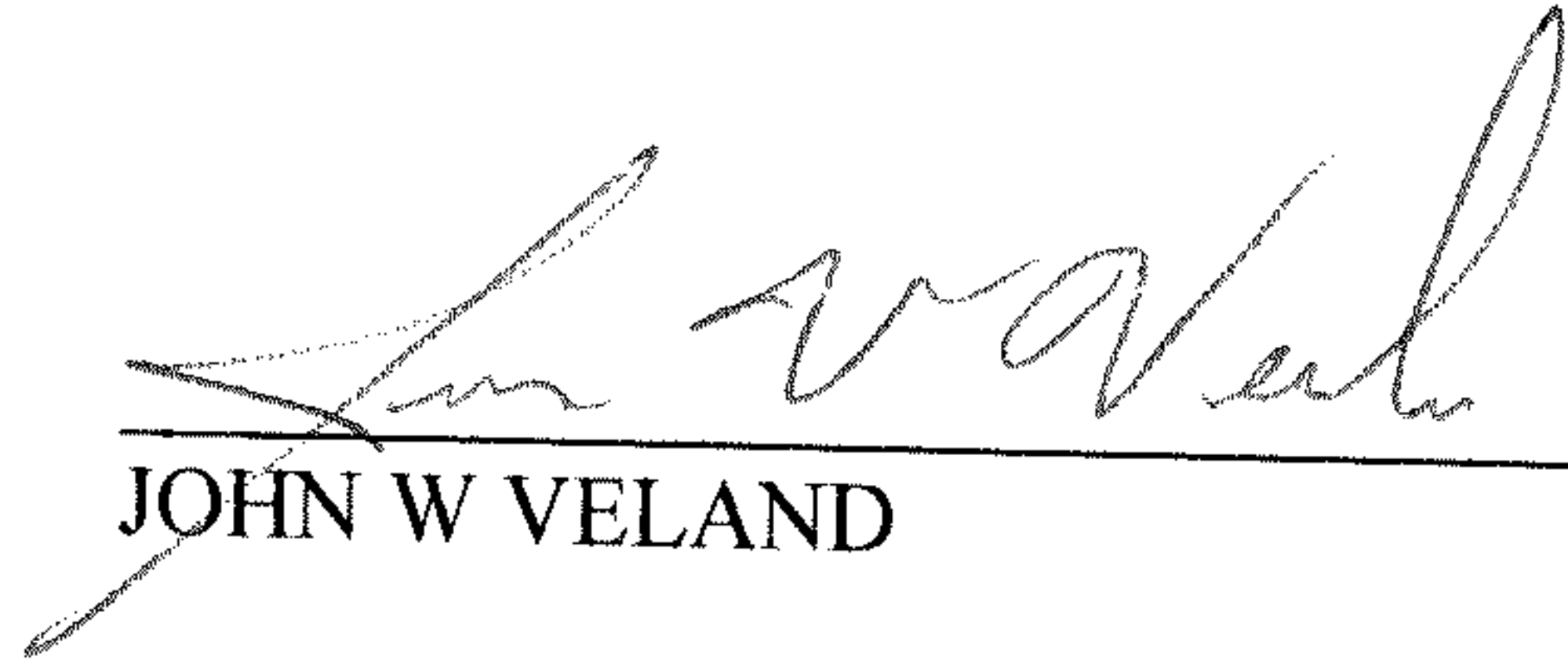
**\$306,348.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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 26<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
JOHN W VELAND


  
\_\_\_\_\_  
ADRIENNE L VELAND

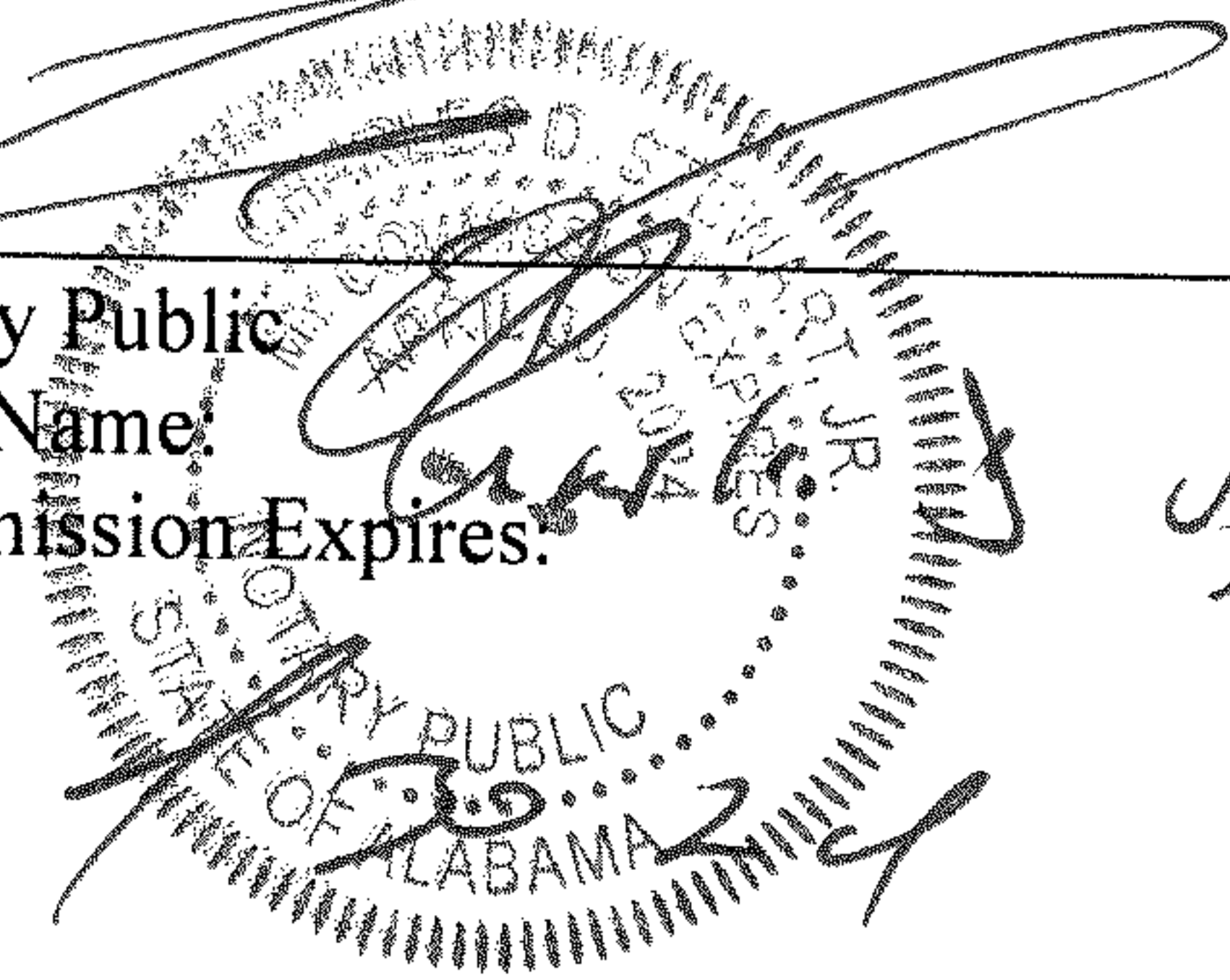
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN W VELAND and ADRIENNE L VELAND 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 26<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires:



20210127000045290 01/27/2021 12:28:02 PM DEEDS 2/2



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2021 12:28:02 PM  
\$31.00 CHERRY  
20210127000045290

