

Send tax notice to:  
JOSEPH J. ADAMS, JR.  
619 TALON TRACE  
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

2021107

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TALL TIMBERS, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: ~~4898 Valleydale Rd, Ste A-2 B'ham AL 35242~~ (hereinafter referred to as "Grantor") by **JOSEPH J. ADAMS, JR. AND TRUDY STEELE ADAMS** whose mailing address is: **619 TALON TRACE, 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, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 44, according to the Final Plat The Highlands of Chelsea, Phase 1, Sector 2, a Residential Subdivision as recorded in Map Book 53, pages 62A & 62B, in the Probate Office of Shelby County, Alabama.**

**Together with rights in and to the use of Oakview Parkway, a private road for ingress/egress and a 60' easement for ingress/egress shown as Oakridge Way and a 60' easement for ingress/egress shown as Hickory Hollow, all being shown on Map Book 53, pages 62A & 62B 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 due and payable until October 1, 2021.
2. Building line(s) per map.
3. Easement(s) per map.
4. Restrictions per map.
5. Declaration of Protective Covenants and Restrictions to be filed for record.
6. Transmission line permit to Alabama Power Company, recorded in Deed Book 163, page 433, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 2006052600025048; Instrument 20180606000198810 and Instrument 20200902000388230, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County, recorded in Deed Book 180, page 604, in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Gas Corporation, as recorded in Instrument 1993-38334, in the Probate Office of Shelby County, Alabama.
10. Easement to BellSouth Telecommunications, LLC, as recorded in Instrument 2015071700024386, in the Probate Office of Shelby County, Alabama.
11. Permanent Easement Deed as recorded in Instrument 20180426000140630 in the Probate Office of Shelby County, Alabama.

**\$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, TALL TIMBERS, LLC, by William D Brogdon, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10<sup>th</sup> day of February, 2021.

Tall Timbers, LLC

*William D Brogdon*

BY: William D Brogdon

ITS: Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D Brogdon, whose name as Member of TALL TIMBERS, 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.

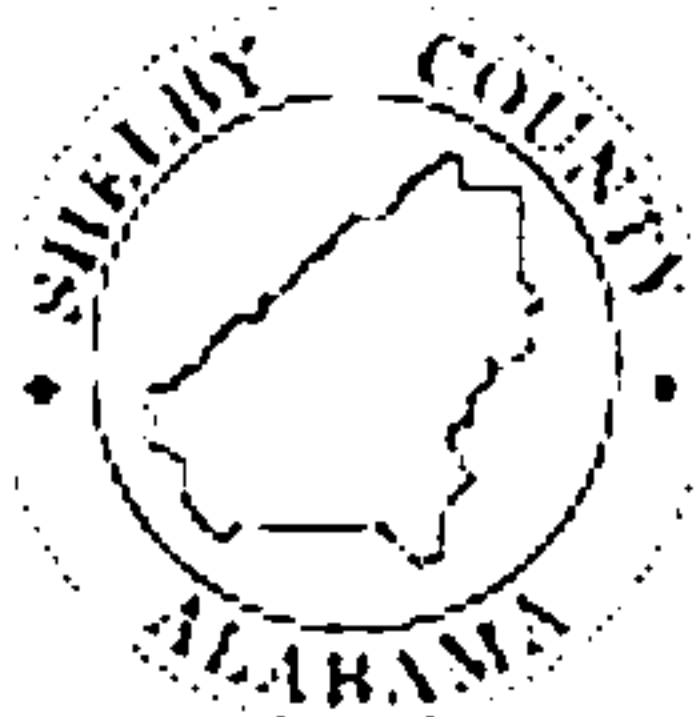
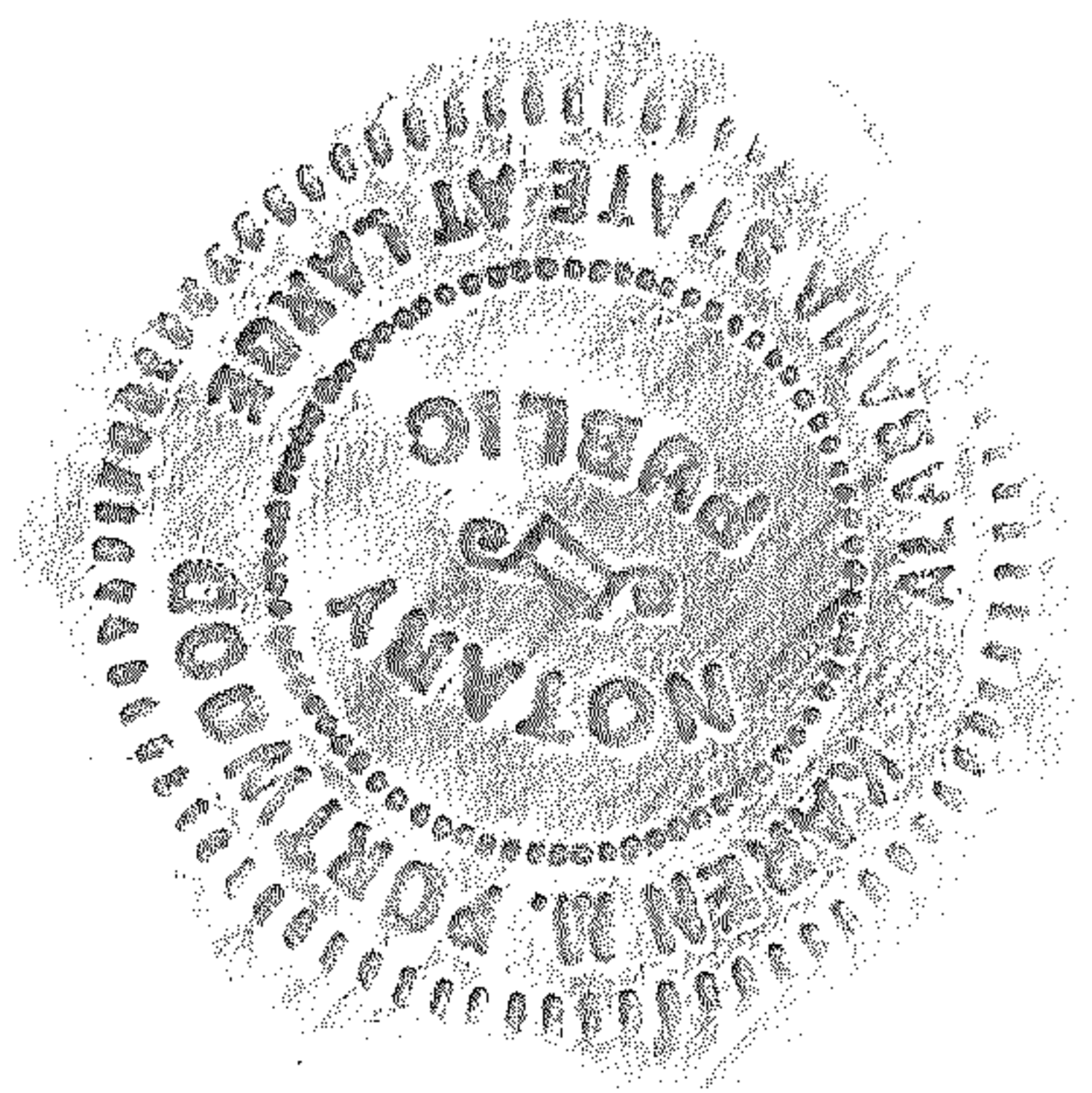
Given under my hand and official seal this the 10<sup>th</sup> day of February, 2021.

*Karen M. Portwood*

Notary Public

Print Name: KAREN M. PORTWOOD

Commission Expires: August 8, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/12/2021 03:26:26 PM  
\$160.00 CHARITY  
20210212000074890

*Allen S. Bayl*