



20210303000106920 1/2 \$145.00  
Shelby Cnty Judge of Probate, AL  
03/03/2021 03:02:17 PM FILED/CERT

Send tax notice to:

KARL WALLER  
3013 ARBOR BEND  
HOOVER, 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  
Shelby COUNTY

2021110

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Eight Thousand Nine Hundred and 00/100 Dollars (\$438,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DOREL D ELLIOTT A SINGLE INDIVIDUAL**, whose mailing address is: 2428 Mimms Lane, Auburn, AL 36832 (hereinafter referred to as "Grantors") by **KARL WALLER and FRANCES WALLER** whose property address is: **3013 ARBOR BEND, HOOVER, 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 90, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, 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 Deed 6, Page 16; Deed 9, Page 302; Deed 111, Page 625; Deed 121, Page 294; Deed 127, Page 140; Deed 255, Page 188 and Deed Book 268, Page 344, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company as set forth in Real 65, Page 1 and Deed Book 332, Page 554, in the Probate Office of Shelby County, Alabama.
4. Easements as shown by plat recorded as Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.
5. Restrictions, covenants and conditions as set out in instrument recorded in Inst# 20030905000595780, in the Probate Office of Shelby County, Alabama.
6. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed 136, Page 34; Deed 136, Page 28; Deed Book 151, Page 449 and Deed Book 108, Page 363, in the Probate Office of Shelby County, Alabama.
7. Assignment of Developers Rights as recorded in Inst# 2002-30821, in the Probate Office of Shelby County, Alabama.
8. 20 foot building line as shown on recorded plat

\$318,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Dorel D Elliott is the surviving grantee of that deed recorded in Instrument No. 20110902000260430, in the Probate Office of Shelby County, Alabama; the other grantee Gerald F. Elliott, having died on or about the 23<sup>rd</sup> day of November, 2016. Dorel D. Elliot and Gerald F Elliott were married at the time of his death and there were no decrees of divorce or annulment issued during the marriage.

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 25 day of FEB, 2021.

Dorel D. Elliott  
by + through Jennifer P Robinson  
her attorney in fact  
\_\_\_\_\_  
DOREL D ELLIOTT  
By and through Jennifer P Robinson  
Her attorney in fact

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer P Robinson, whose name as Agent and Attorney in Fact for Dorel D Elliott, 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 Dorel D Elliott on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of Feb., 2021

Rebecca S. Beyer  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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Allen S. Beyer