

Send tax notice to:
MATTHEW S WRIGHT
122 CREST DRIVE
STERRETT, AL, 35147

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

STATE OF ALABAMA

2021089T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Six Thousand and 00/100 Dollars (\$366,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RANDALL SCOTT and CAROL SCOTT, husband and wife**, whose mailing address is: 14759 AL Hwy 195 Canton AL 35046 (hereinafter referred to as "Grantors") by **MATTHEW S WRIGHT and ANGELA M WRIGHT** whose property address is: **122 CREST DRIVE, STERRETT, AL, 35147** 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 5A, according to the Resurvey of Lots 5 and 6, Carden Crest, as recorded in Map Book 48, Page 38, in the Office of the Judge of Probate 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. Restrictions, public utility easements, and building setback lines as shown on Resurvey of Lots 5 and 6, Carden Crest, as recorded in Map Book 48, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Restrictions recorded in Instrument #20050708000343630.
5. Grant of Land Easement in favor of Alabama Power Company recorded in Instrument #2005203000056340.
6. Condemnation order in favor of Alabama Power Company recorded in Book 30, page 766.
7. Transmission line permit to Alabama Power Company recorded in Deed Book 112, page 111 and Deed Book 112, page 114.
8. Easements recorded in Deed Book 95, page 503 and Instrument #20050923000496830.

\$347,550.00 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 19th day of February, 2021.


RANDALL SCOTT

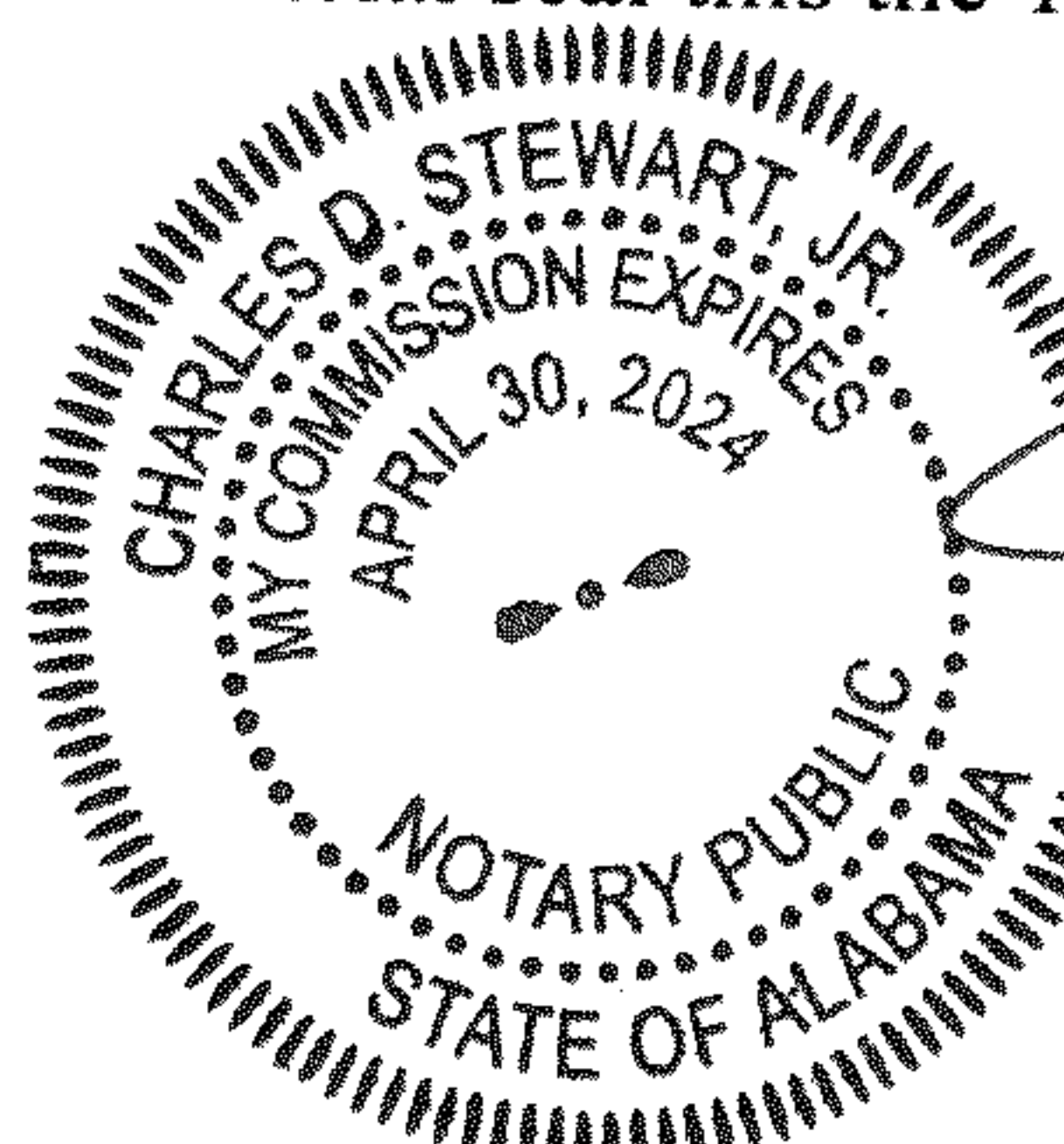
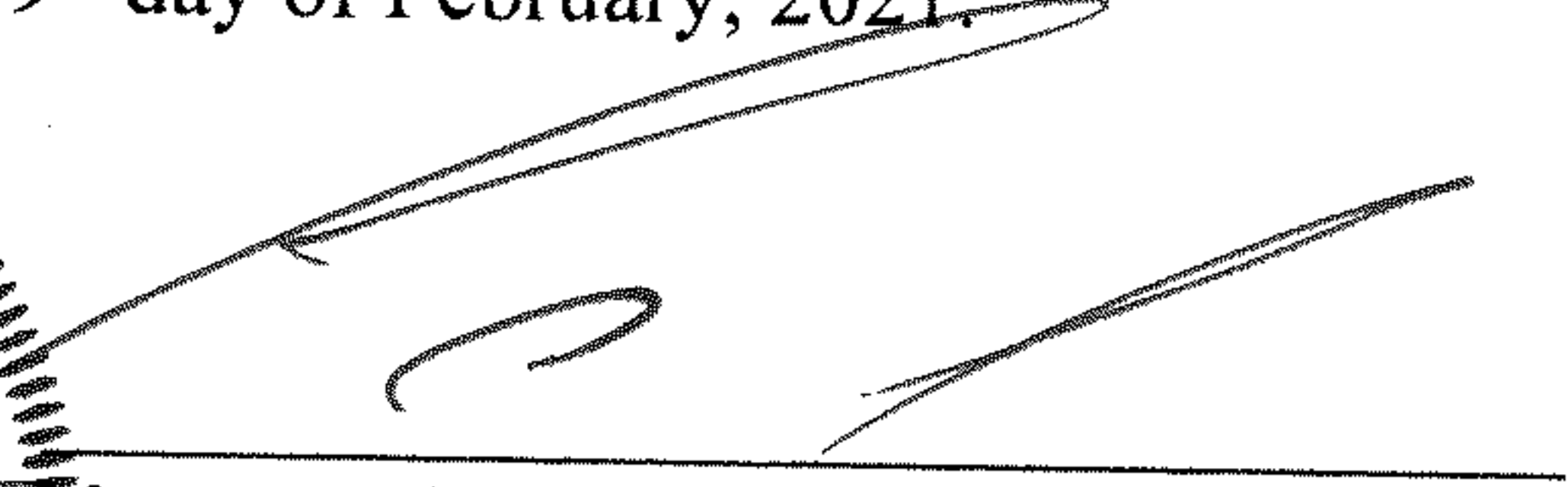
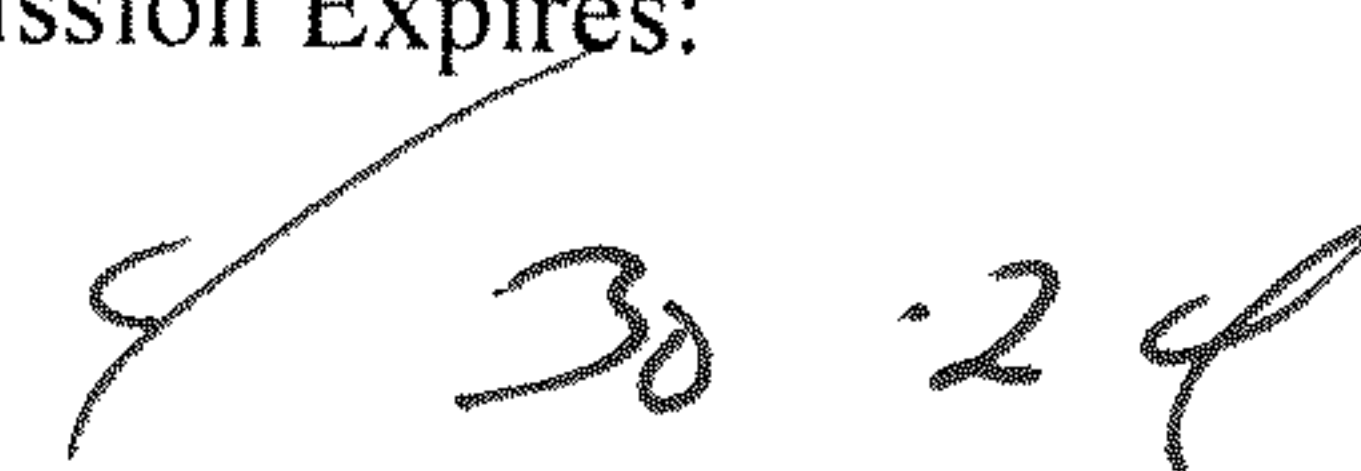

CAROL SCOTT

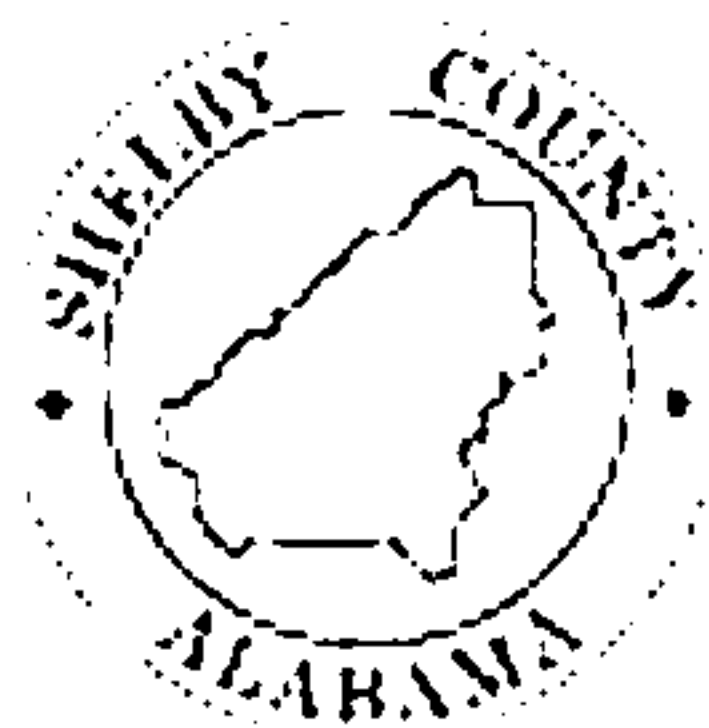
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDALL SCOTT and CAROL SCOTT 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 19th day of February, 2021.


Notary Public
Print Name:
Commission Expires:





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2021 12:27:07 PM
\$43.50 CHERRY
20210317000134140

