

Send tax notice to:
THOMAS MICHAEL WHATLEY
5129 MEADOW BROOK 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
Shelby COUNTY

2021187T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Nine Thousand Five Hundred and 00/100 Dollars (\$409,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **GLENN A LEWIS**, single and **DARLENE D LEWIS**, 2 single person whose mailing address is: 830 Bayridge Ln. Port Orange FL 32127 (hereinafter referred to as "Grantors") by **THOMAS MICHAEL WHATLEY and JESSICA BURLESON WHATLEY** whose property address is: **5129 MEADOW BROOK 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 2, according to the Survey of Meadow Brook, Tenth Sector, as recorded in Map Book 11, Page 27, 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 recorded map and survey of Meadow Brook 13th Sector, as recorded in Map Book 9, Page 34, 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, including those recorded in Volume 32, page 306; Volume 40, page 265 and Volume 127, page 140.
4. Agreement recorded in Book 7, Page 822.

- 5. Covenants, Conditions and Restrictions as recorded in Book 11, page 27 and in Real Volume 141, page 106.
- 6. Release of damages recorded in Real Volume 355, page 170; Real Volume 377, page 661 and Real Volume 142, page 738.
- 7. Easement recorded in Book 12, Page 685.
- 8. Right of way to Alabama Power Company recorded in Real 353, page 975.

\$384,500.00 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 10 day of March, 2021.


GLENN A LEWIS

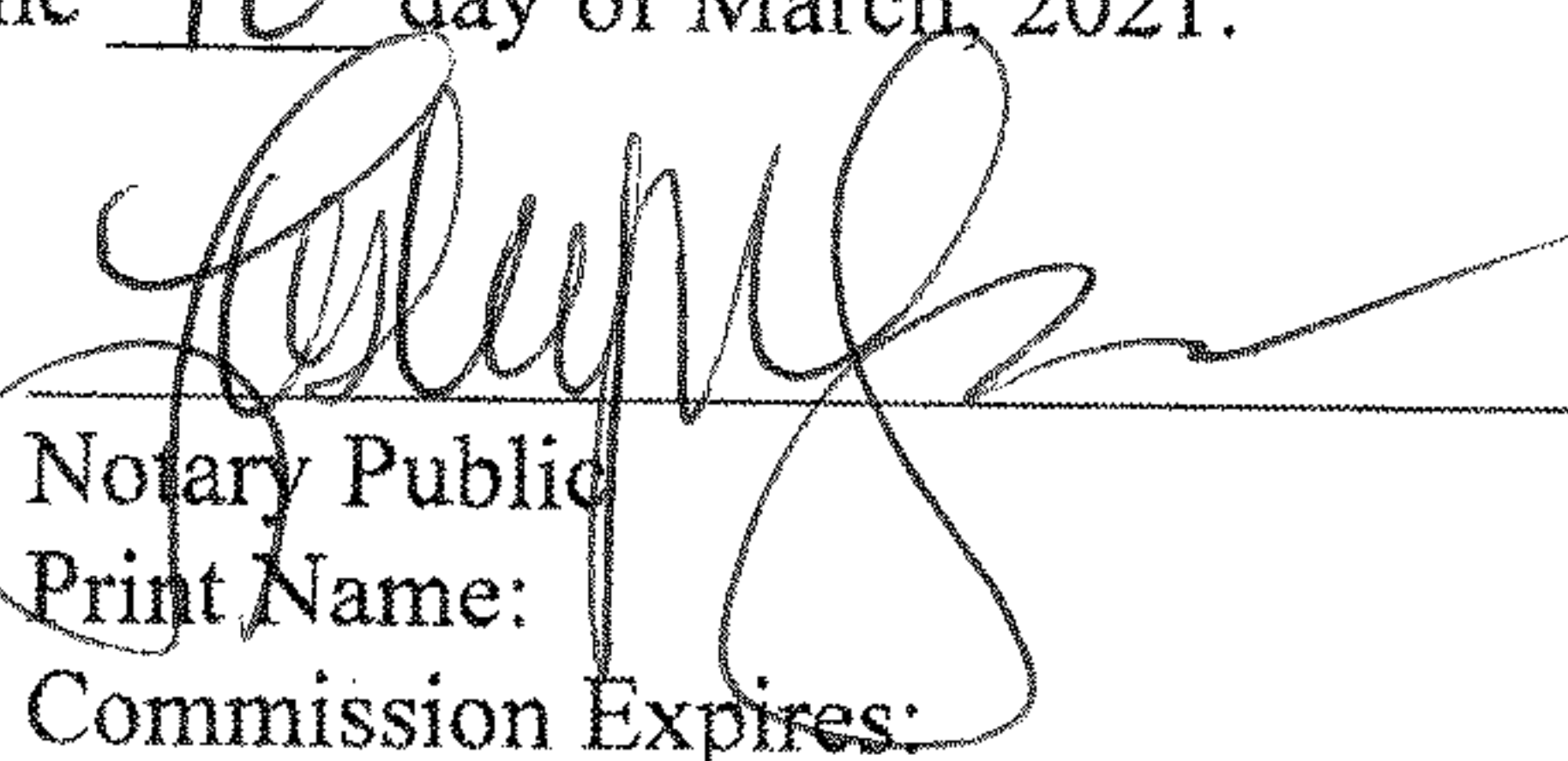
STATE OF Florida
COUNTY OF Volusia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLENN A LEWIS 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. *By means of physical presence.*

Given under my hand and official seal this the 10 day of March, 2021.



Lesley W. Green
State of Florida
My Commission Expires 01/16/2023
Commission No. GG 284613


Notary Public
Print Name:
Commission Expires:

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of March, 2021.

Darlene D Lewis
DARLENE D LEWIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DARLENE D LEWIS 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 15th day of March, 2021.

Charles D. Stewart
Notary Public
Print Name: CHARLES D. STEWART
Commission Expires: APRIL 30, 2024

CS 21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2021 12:36:41 PM
\$53.00 CHARITY
20210319000139200

Allie S. Bayl