

Send tax notice to:
SAMUEL LEE
2005 RIVER BIRCH WAY
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

2021203

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RICHARD D PYLE and CAROL J PYLE, HUSBAND AND WIFE** whose mailing address is: 95 McDANAL DR PEEL City AL 35128 (hereinafter referred to as "Grantors") by **SAMUEL LEE and BENA LEE** whose property address is: **2005 RIVER BIRCH WAY, 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 7, according to the Survey of Birch Creek Phase 2, as recorded in Map Book 35, Page 88, 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. 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 an rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of Birch Creek Phase 2, as recorded in Map Book 35, Page 88, in the Probate Of:1c0 of Shelby County, Alabama,
4. Declaration of Protective Covenants recorded as Instrument No. 20010221000058521; Instrument No. 20010314000091551 and Instrument No. 20061024000523910, in said Probate Office.
5. Articles of Incorporation of Birch Creek Homeowners Association, Inc. recorded as Instrument No. 20040318000138920 in said Probate Office, together with bylaws and all amendments thereto.
6. Easement to Alabama Power Company recorded as Instrument No. 20050203000046310 in said Probate Office.
7. Sewer Service Agreement recorded as Instrument No. 20121102000422180, in said Probate Office.
8. Transmission Line Permit to Alabama Power Company recorded in Book 113, Page 310; Book 133, Page 210 and Book 158, Page 104, in said Probate Office.
9. Right of way to Shelby County recorded in Book 196, Page 234 in said Probate Office.
10. Acknowledgment recorded as Instrument No. 20050912000471750, in said Probate Office.

\$295,000.00 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 19 day of March, 2021.

Richard D Pyle
RICHARD D PYLE

Carol J Pyle
CAROL J PYLE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD D PYLE and CAROL J PYLE 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 19 day of March, 2021.

Charles J. ...
Notary Public
Print Name: *Charles J. ...*
Commission Expires: *3/24*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2021 12:16:06 PM
\$100.00 CHARITY
20210322000142770

Allie S. Bayl