

Send tax notice to:
PHILLIPS COLE BENSINGER
76 HAWTHORN ST
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

2021131

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Three Thousand and 00/100 Dollars (\$423,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WILLIAM YOUNG and SHANNON YOUNG HUSBAND AND WIFE** whose mailing address is: 113 Elyton Dr. Birmingham, Al 35242 (hereinafter referred to as "Grantors") by **PHILLIPS COLE BENSINGER AND JILL G BENSINGER** whose property address is: **76 HAWTHORN ST, 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 7-21, according to the Map of Mt. Laurel-Phase 1 A, as recorded in Map Book 27, Page 72 A and B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama; being situated in 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and Immunities relating thereto, including release of damages.
4. Covenants and agreement for water service recorded in Real 235, Page 611.
5. Sewer service agreement recorded In Inst. No. 1999-35429.
6. Agreement between Ebsco Industries, Ebsco Development and Town Builders, Inc. recorded in Inst No. 2000-41410.
7. Mt. Laurel Master Deed Restrictions recorded in Inst. No. 2000-35579, amended by First Amendment recorded in Inst. No. 2000-6270, re-recorded in Inst. No. 2000-38859, Second Amendment recorded in Inst. No. 2000-38860.
8. Mt. Laurel Declaration of Charter, Easements, Covenants and Restrictions recorded in Inst. No. 2000-35580; First Amendment recorded in Inst. No. 2000-36270, re-recorded in Inst. No. 2000-38859 and Second Amendment recorded in Inst. No. 2000-38860.
9. Restrictions appearing of record in Inst. No. 20040413000191810, Inst. No.
10. 20030213000091860, Inst. No. 20030327000184510, Inst. No. 20030327000184530, Inst. No. 20030327000184540, Inst. No. 20030527000327720, Inst. No. 20040623000340720, Inst. No. 20040623000340730, Inst. No. 20041015000569110


\$248,000.00 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 19th day of March, 2021.

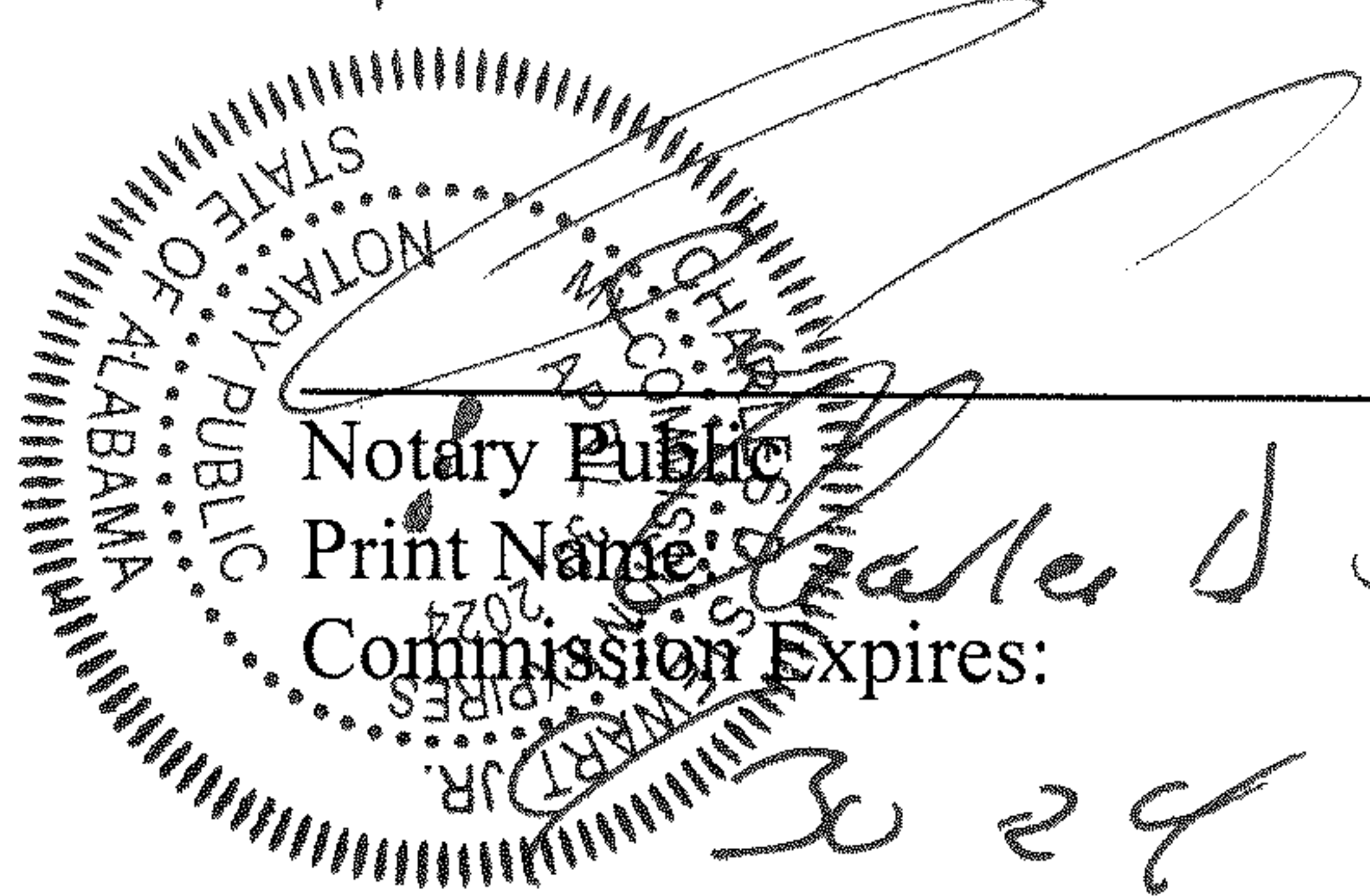

WILLIAM YOUNG


SHANNON YOUNG

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM YOUNG and SHANNON YOUNG 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 March, 2021.


Notary Public
Print Name: Walter D Stewart Jr.
Commission Expires: 30 29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2021 02:04:12 PM
\$200.00 CHERRY
20210323000146380

Allen S. Beyl