

Send tax notice to:
WILLIAM YOUNG
113 ELYTON DRIVE
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

2021141

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Eighty-Five Thousand and 00/100 Dollars (\$685,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WHIT DRAKE, A SINGLE INDIVIDUAL** whose is: 554 Northlake Cove B'ham AL 35242 mailing address (hereinafter referred to as "Grantors") by **WILLIAM YOUNG and SHANNON YOUNG** whose property address is: **113 ELYTON DRIVE, 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 20-13, according to the Survey of Mt. Laurel IIIB, Sector 2, as recorded in Map Book 41, Page 44, 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. 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. Easement/right-of-way to Marcus Cable Associates, LLC as recorded in Instrument No. 20101221000428650.
5. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20040910000504440.
6. Terms and conditions as set forth in the Articles of Incorporation of Mt Laurel Neighborhood Association, Inc. as recorded in Inst. No. 2000-35578, together with all rules and regulations promulgates pursuant thereto or which may be imposed from time to time by said Association.
7. Memorandum of Sewer Service Agreements regarding Mt. Laurel in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427740, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Such state facts as shown on the Survey of Mt. Laurel, Phase 1118, as recorded in Map Book 38, Page 28 and Map Book 41, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Subject to covenants, conditions and restrictions, Charter, Easements or Mt. Laurel as set forth in the document recorded in Instrument No. 2000-35579; Amended in Instrument No. 2000-38859; Instrument No. 2000-36270; Instrument No. 2000-38860; Instrument No. 2001-03681; Instrument No. 20030213000091860; Instrument No. 20030327000184540; Instrument No. 20030527000327720; Instrument No. 20040413000191810; Instrument No. 20040623000340720; Instrument No. 20041015000569110; Instrument No. 20050714000352130; Instrument No. 200612190000616320; Instrument


- No.20070329000141410; Instrument No. 20091117000427120 and Instrument No. 20151002000346630, in the Probate Office of Shelby County, Alabama.
10. Covenant and Agreement for water service recorded in Real Book 235, Page 6111 in the Office of the Judge of Probate of Shelby County, Alabama.
11. Sewer Service Agreement recorded In Instrument No. 2000-41410, In-the Office of the Judge of Probate of Shelby County, Alabama.
12. Mt. Laurel Town Covenants recorded in Instrument No. 20030327000184510; Amended in Instrument No. 20040823000340730 and Instrument No. 20080722000295850, in the Office of the Judge of Probate of Shelby County, Alabama

\$0.00 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.

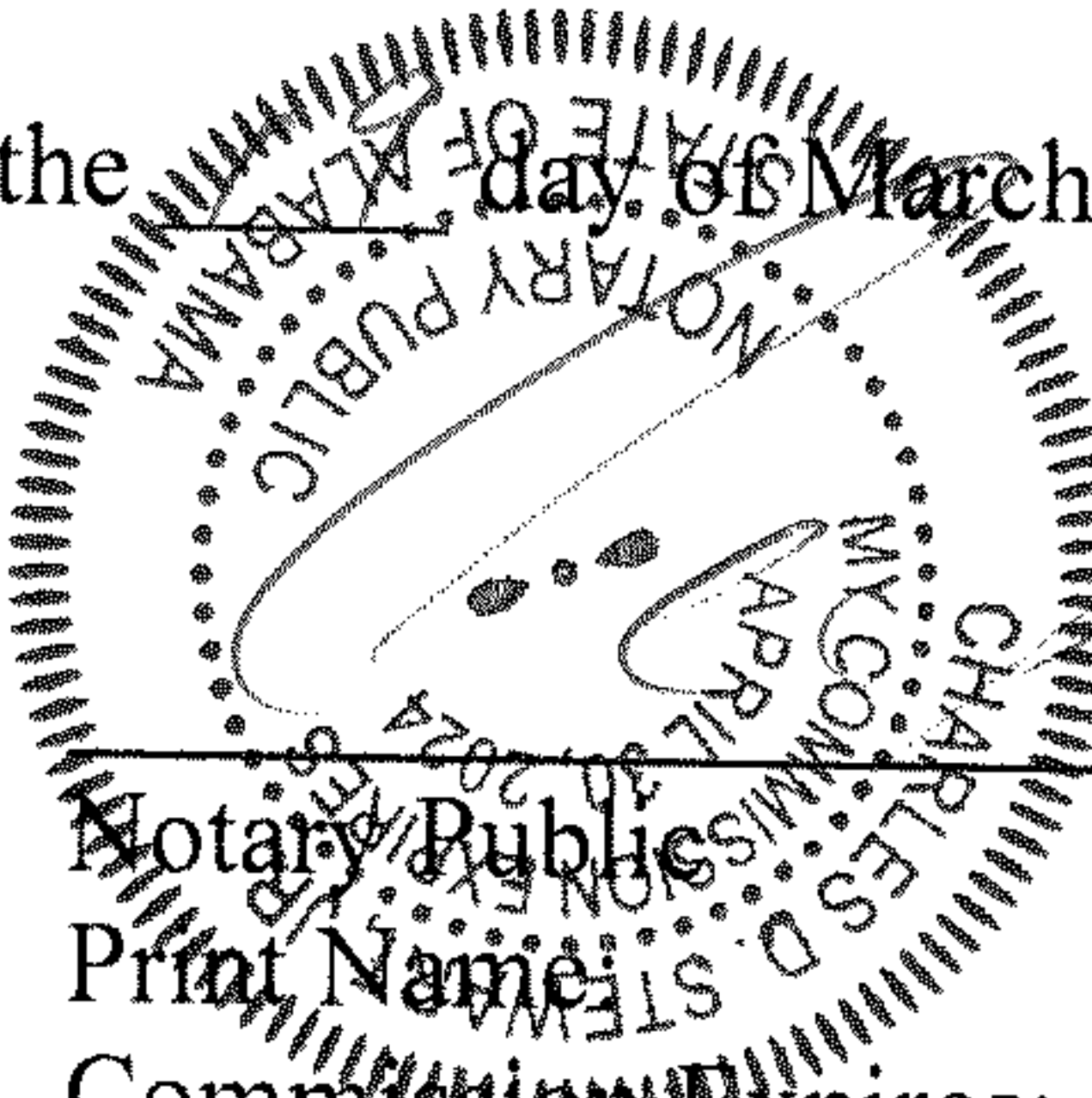


WHIT DRAKE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WHIT DRAKE 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.



Notary Public
Print Name: CHARLES D. STEARNS
Commission Expires: 4/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2021 02:09:18 PM
\$710.00 CHERRY
20210323000146420

Allen S. Bezel