

Send tax notice to:
LYNDA W STOUT
1024 WICKLOW LANE
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

2021281

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES J BOUTIN and JENNIFER S BOUTIN** whose mailing address is: **1000 WARRINGTON CIRCLE, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by **LYNDA W STOUT** whose mailing address is: **1024 WICKLOW LANE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16A, according to the Survey of Dunnavant Square Resurvey, as recorded in Map Book 42, Page 123A, 123B and 123C in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnavant Square as recorded in Instrument No. 20100713000222660 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration")

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. Easements and building lines as shown on recorded map.
3. Restrictions as set out on recorded plat.
4. Right of way granted to Shelby County as set forth in Deed Book 196, page 237, Deed Book 196, page 248 and Deed Book 196, page 254, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Permits granted to Alabama Power Company as set forth in Deed Book 247, page 905, Deed Book 139, page 569 and Deed Book 134, page 411 in the Probate Office of Shelby County, Alabama.
6. . Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in
7. Instrument No. 20080401000129920, as recorded in the Probate Office of Shelby County, AL.
8. Subject to covenants, conditions and restrictions {deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin} as set

- forth in the document recorded in Instrument No. 2008-125360, Instrument No. 2008-129920, Instrument No. 2008-338780, Instrument No. 20070410000164500 and Instrument No. 20100713000222660, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
9. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 81, page 417 and Instrument No. 20130426000169480, in the Probate Office of Shelby County, Alabama.
 10. Memorandum of Sewer Service Agreement with Double Oak Water Reclamation, LLC recorded in Instrument No. 20121102000422200 in the Probate Office of Shelby County, Alabama.
 11. Easement to Shelby County as recorded in Instrument No. 20181221000447130, In the Probate Office of Shelby County, Alabama.
 12. Terms and conditions as set forth in the Articles of Incorporation of Dunnivant Square Homeowners Association, Inc. as recorded in Instrument No. 20080423000166360, Instrument No. 20090622000238750 and Instrument No. 20100217000046640, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association in the Probate Office of Shelby County, Alabama.

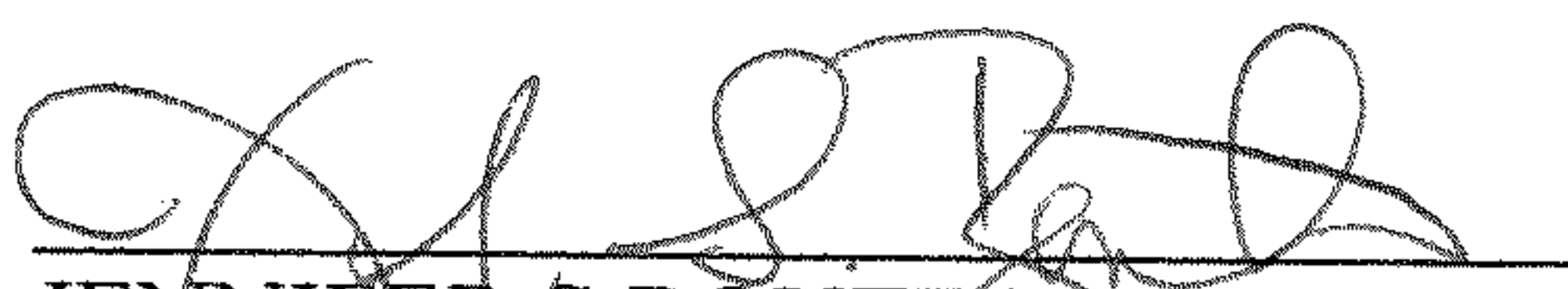
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 29th day of March, 2021.


JAMES J BOUTIN


JENNIFER S BOUTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES J BOUTIN and JENNIFER S. BOUTIN 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 29th day of March, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2021 01:55:41 PM
\$465.00 MIST
20210331000159820


Notary Public

