

Send tax notice to:
JAMES N WASHINGTON
329 TALON 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

2021226

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Seven Thousand and 00/100 Dollars (\$297,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ANN W PALMER and KEVIN PALMER, wife and husband**, whose mailing address is: 45 Lake Ridge Drive, Jacksons Gap, AL 36861 (hereinafter referred to as "Grantors") by **JAMES N WASHINGTON** whose property address is: **329 TALON 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 235, according to the Survey of Eagle Point -2nd Sector- Phase 1, as recorded in Map Book 18, page 2 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. Easements and building lines as shown on recorded map.
3. Restrictions as set out on recorded plat.
4. 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 Volume 331, Page 262, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1996-33773; Instrument No. 1994-6783; Instrument No. 2001-17640, and Instrument No. 20180222000057130 in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company as set forth in Volume 111, page 408 in the Probate Office of Shelby County, Alabama.
7. Reservation of 25' buffer as set out in Instrument No. 1994-22836 in the Probate Office of Shelby County, Alabama.
8. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 18, page 2 in the Probate Office of Shelby County, Alabama.
9. Agreement with SWWC Utilities, Inc. recorded in Instrument No. 20131204000469380 in the Probate Office of Shelby County, Alabama.
10. Easement to City of Pelham recorded in Instrument No. 20180806000278750 in the Probate Office of Shelby County, Alabama.

\$291,620.00 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 31st day of March, 2021.

ANN W PALMER

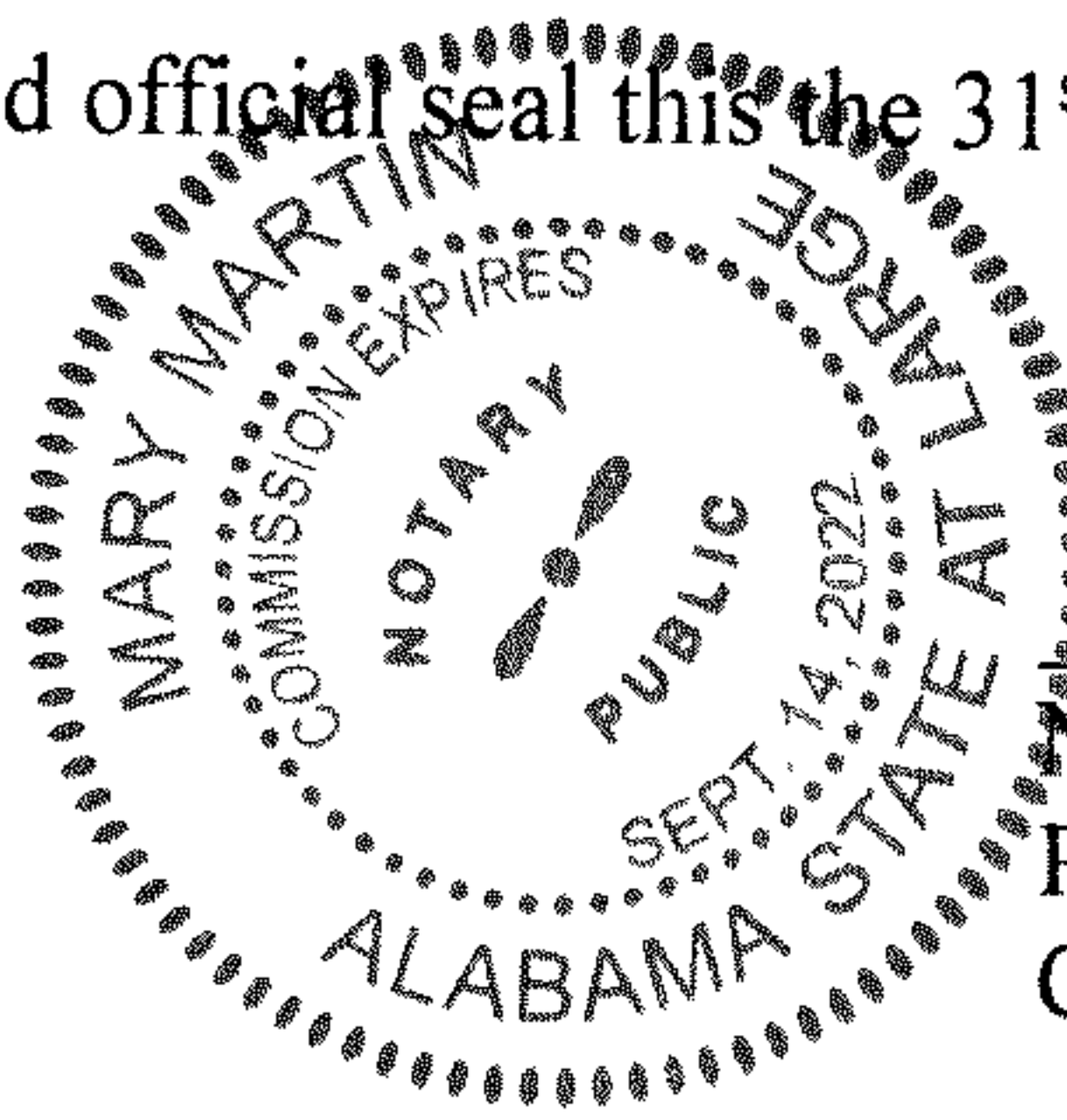
KEVIN PALMER

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN W PALMER and KEVIN PALMER 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 31st day of March, 2021.



Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2021 11:33:14 AM
\$30.50 CHERRY
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