

Send tax notice to:  
JOHN JOSEPH SHELDON, JR.  
3320 SUNNY MEADOWS COURT  
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

2021233

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHARLES B WALKER, III and PAMELA S WALKER, husband and wife,** whose mailing address is: 624 Gulf Ridge Dr Jasper, AL 35504 (hereinafter referred to as "Grantors") by **JOHN JOSEPH SHELDON, JR. and HANNAH SHELDON** whose property address is: **3320 SUNNY MEADOWS COURT, 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 5, according to the Survey of Sunny Meadows, Second Sector, as recorded in Map Book 9, Page 1, 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. Restrictions appearing of record in SR 57, Page 608 and SR 57, Page 704
5. Easement granted Alabama Power Company recorded in SR 57, Page 705.
6. Right-of-way granted to Alabama Power Company recorded in SR 1, Page 366.

**\$313,045.00 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 2<sup>nd</sup> day of April, 2021.

Charles B Walker III  
CHARLES B WALKER, III

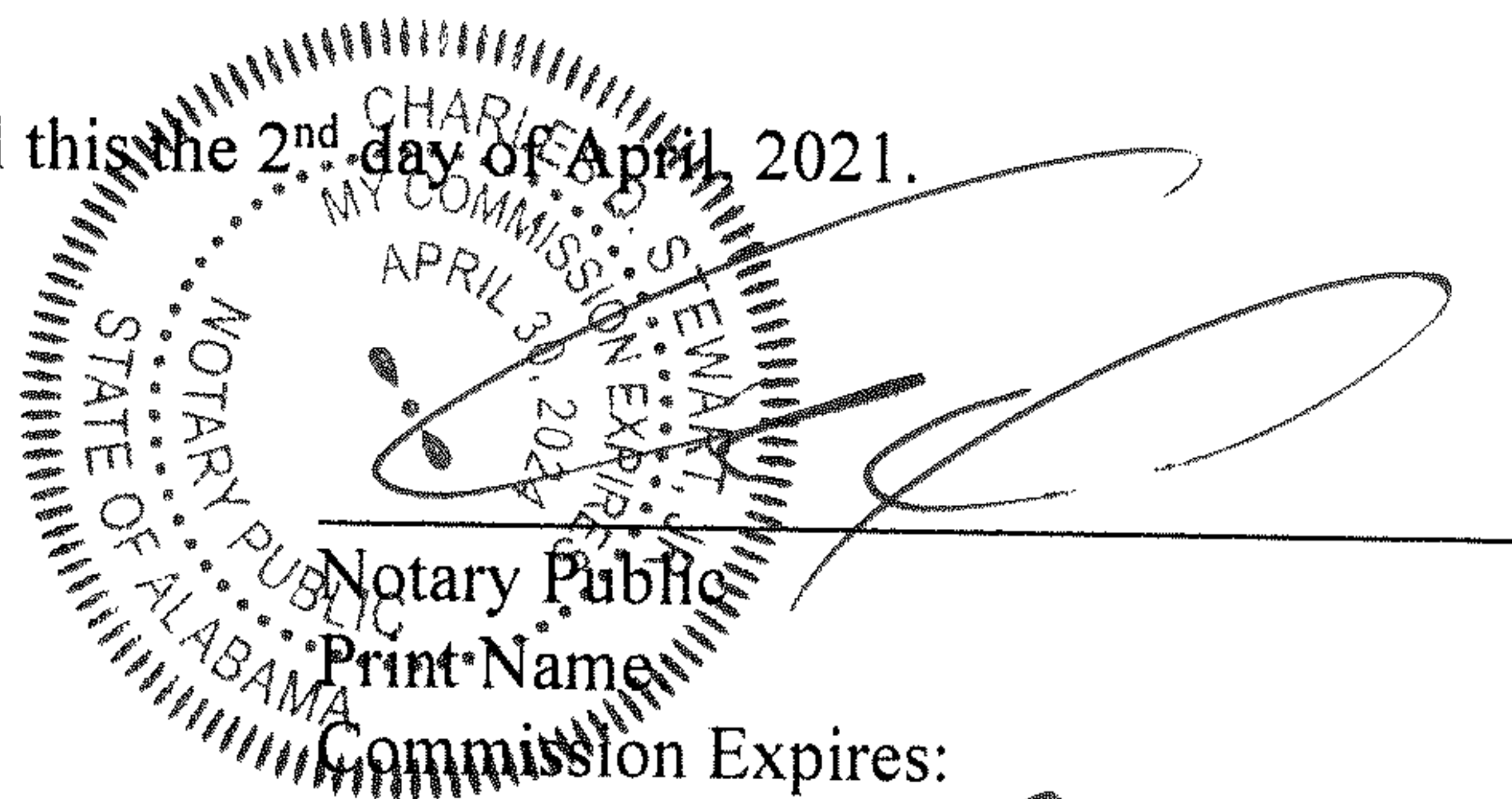
Pamela S Walker  
PAMELA S WALKER

STATE OF ALABAMA

COUNTY OF SHELBY

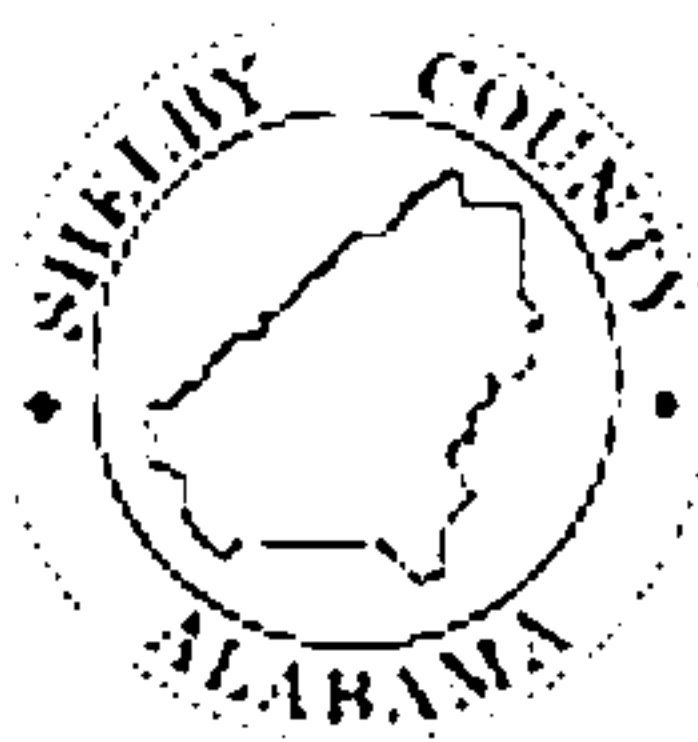
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES B WALKER, III and PAMELA S WALKER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the 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 2<sup>nd</sup> day of April, 2021.



Notary Public  
Print Name  
Commission Expires:

7-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/06/2021 11:43:26 AM  
\$37.00 CHERRY  
20210406000171340

Allen S. Bayl