

20210406000172490

04/06/2021 03:31:43 PM

DEEDS 1/2

Send tax notice to:

Adam Bevis

207 Chesser Plantation Lane

Chelsea, AL 35043

CHL2100106

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$304,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Tommy F. Hurst, an unmarried man**, whose mailing address is: **4401 Marrow Lane Road, Apt 604-6, Montgomery AL 36116** (hereinafter referred to as "Grantor"), by **Adam Craig Bevis** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Amended Survey of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Page 21 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

*Tommy F. Hurst is the surviving grantee in that deed recorded in Instrument No. 20080328000126910, in the Probate Office of Shelby County, Alabama; the other grantee, Verlon C. Hurst, having died on or about the 10th day of January, 2021.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

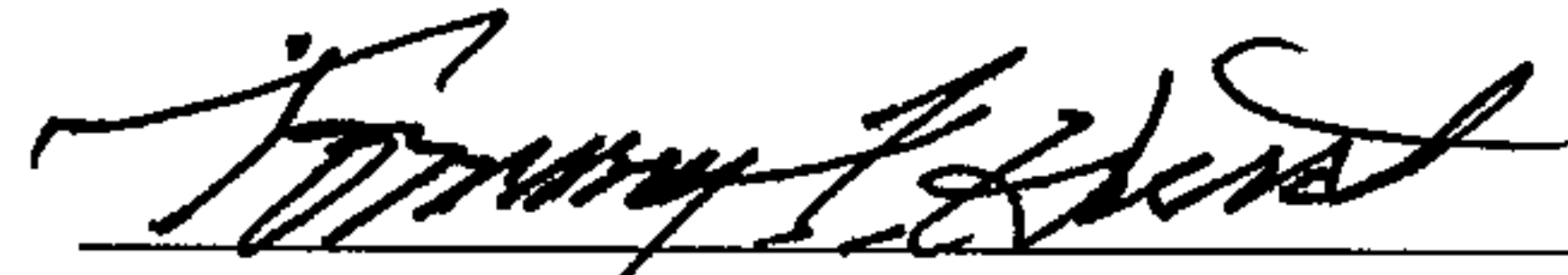
MINING AND MINERAL RIGHTS EXCEPTED.

\$289,450.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

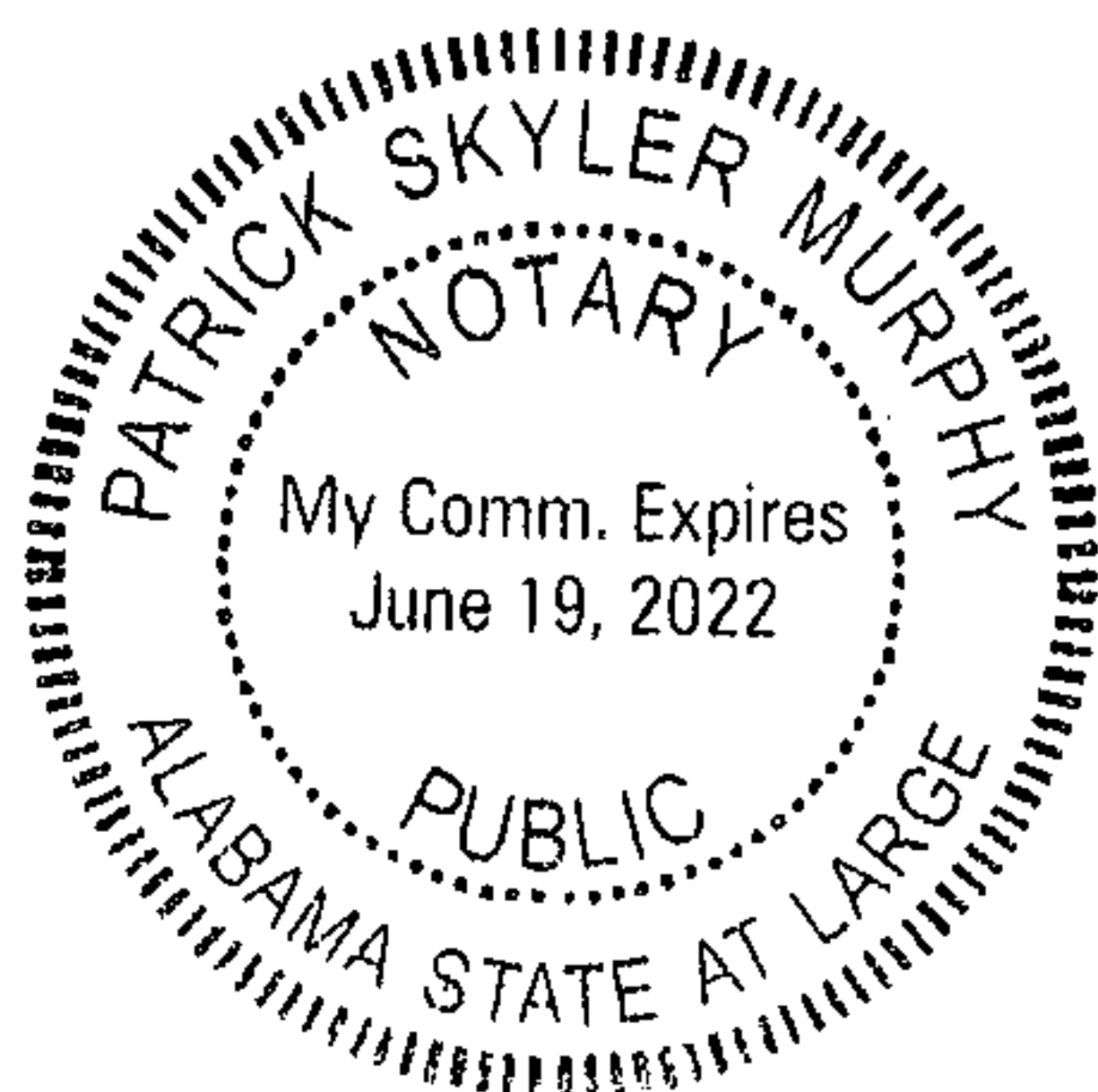
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 6th day of April, 2021.


Tommy F. Hurst

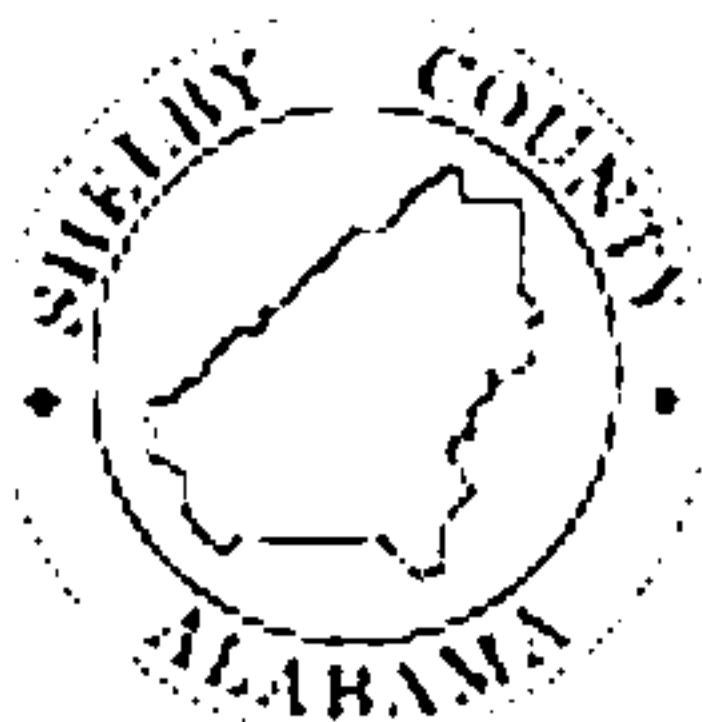
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy F. Hurst, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 6th day of April, 2021.




Notary Public
Print Name: Patrick Skyler Murphy
Commission Expires: 6-19-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2021 03:31:43 PM
\$40.50 JOANN
20210406000172490

Allen S. Bayl