

Send tax notice to:
ERIC C ZELLNER
1140 HARDWOOD COVE ROAD
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

2021266

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Forty Thousand and 00/100 Dollars (\$740,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES S KELLOGG and DONNA KELLOGG, HUSBAND AND WIFE** whose mailing address is: 135 Deer Foot Lane, Dadeville, AL 36853 (hereinafter referred to as "Grantors") by **ERIC C ZELLNER AND KATHRYN ZELLNER** whose property address is: **1140 HARDWOOD COVE ROAD, 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 67, according to the Survey of A Subdivision for Single Family Residences The Cove of Greystone Phase II, as recorded in Map Book 29, page 136A & 136B, 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) as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Declaration of Protective Covenants as recorded in Instrument 1998-38836, in the Probate Office of Shelby County, Alabama.
5. Reciprocal Easement Agreement as recorded in Instrument 1999-24249, in the Probate Office of Shelby County, Alabama.
6. Easement Agreement recorded in Instrument 1998-18416 in the Probate Office of Shelby County, Alabama.
7. Assignment of Development Rights recorded in Instrument 1995-35677, Instrument 1995-55678 and Instrument 1998-14862; Instrument 1998-14865 in the Probate Office of Shelby County, Alabama.
8. Articles of Incorporation recorded in Instrument 1998-38837, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 2000/11841 in the Probate Office of Shelby County, Alabama.
10. Restrictions or Covenants appearing of record in Instrument 1998-38838 and Instrument 1998-41636, in the Probate Office of Shelby County, Alabama.
11. Notice regarding Availability of Sanitary Sewer Service in favor of SWWC Utilities, Inc. as recorded in
12. Instrument 20131204000469370 in the Probate Office of Shelby County,

\$757,020.00 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 13 day of April, 2021.

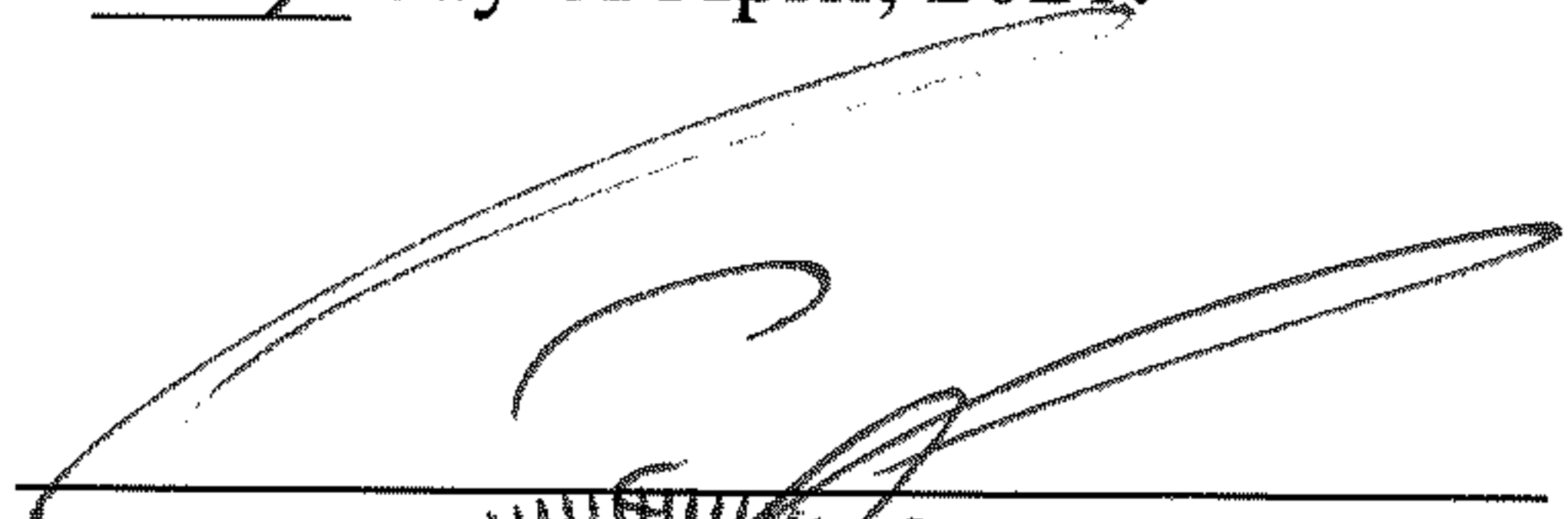
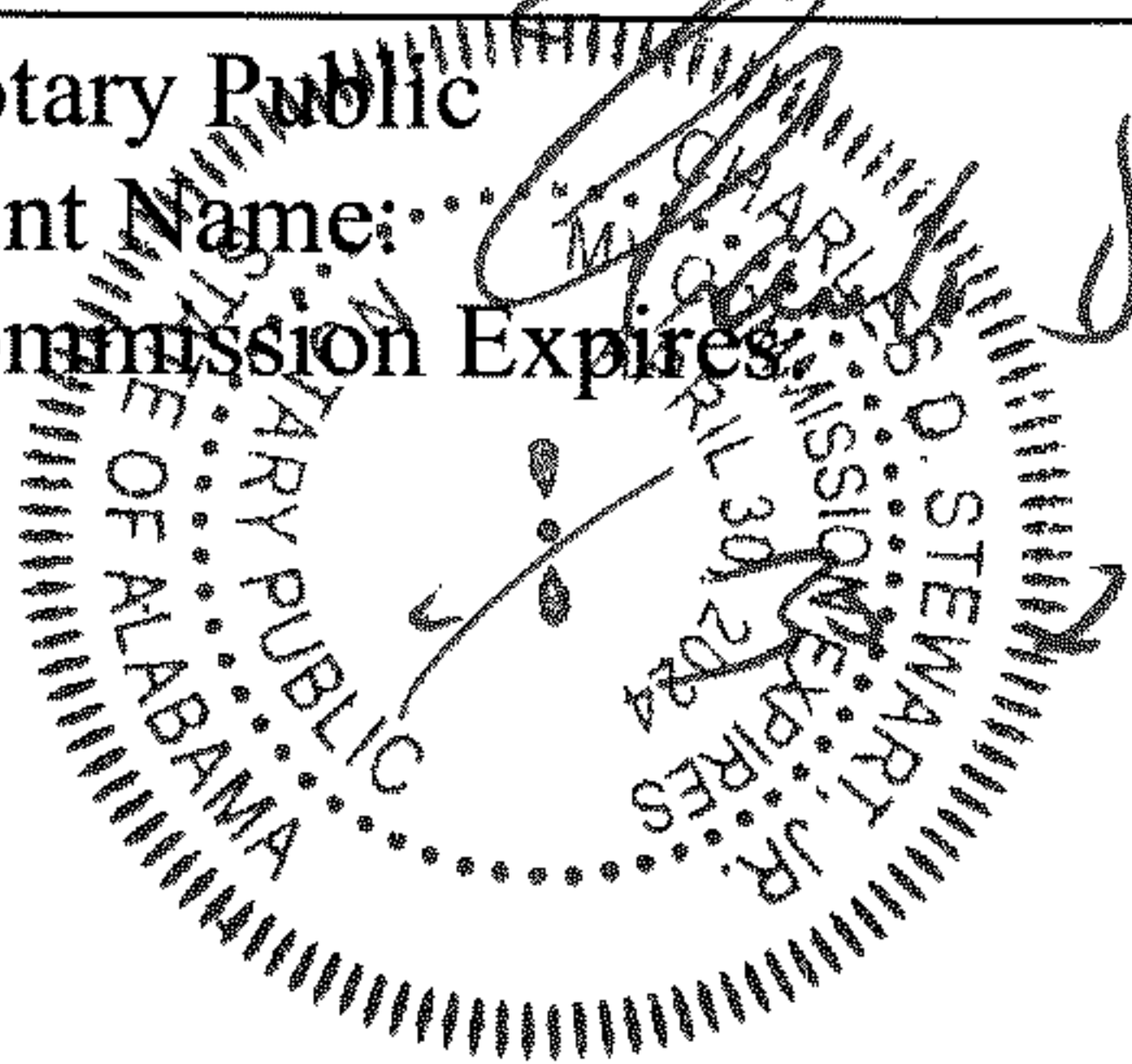

JAMES S KELLOGG


DONNA KELLOGG

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES S KELLOGG and DONNA KELLOGG 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 13 day of April, 2021.


Notary Public
Print Name: James S. Stewart
Commission Expires: April 30, 2024




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2021 10:47:37 AM
\$26.00 CHERRY
20210415000187780

