

Send tax notice to:
NICHOLAS ROCKWELL
2341 BROCK CIRCLE
HOOVER, 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

2021305

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Nineteen Thousand and 00/100 Dollars (\$719,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAWN DENISE ROCK, a single woman**, whose mailing address is: 1409 Sutherland Place, Hoover, AL 35242 (hereinafter referred to as "Grantors") by **NICHOLAS ROCKWELL and TIFFANY ROCKWELL** whose property address is: **2341 BROCK CIRCLE, HOOVER, 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 54, according to the Survey of Brock Point Phase 1B, as recorded in Map Book 47, page 43, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

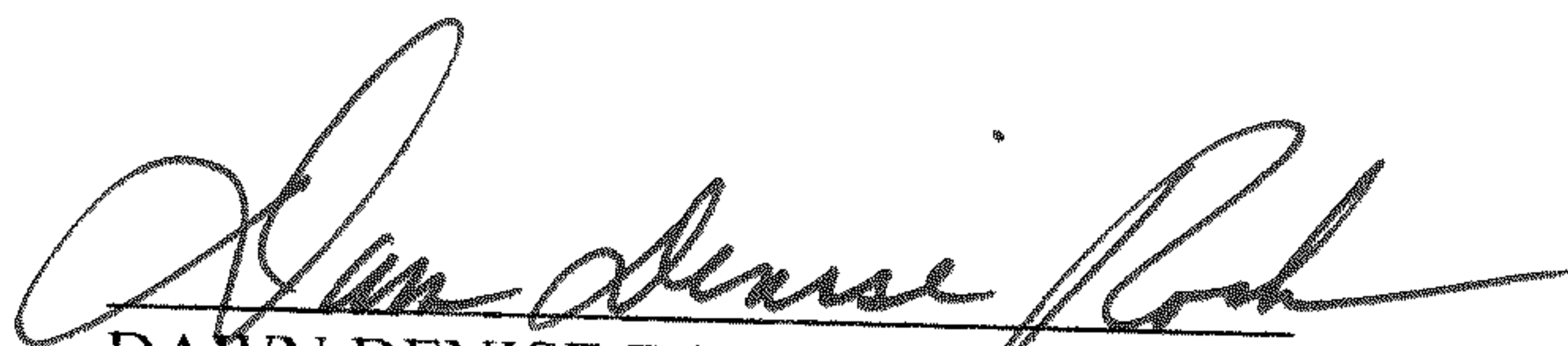
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Brock Point Phase 1B, as recorded in Map Book 47, page 43, in the Probate Office of Shelby County, Alabama.
3. Sanitary Sewer easement recorded In Inst. No. 2016-33045 and Inst. No. 2016-39397.
4. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23.
5. Amended and Restates Restrictive Covenants between Dantract, Inc., Daniel Oak Mountain limited partnership, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852 as amended in Misc. Book 15, Page 840.
6. Covenant and agreement for Water Service as recorded in Real 235, Page 574.
7. Restrictions appearing of record in Inst. No. 2017-19952 and Inst. No. 2017-23878.
8. Declaration of Covenants, Conditions and Restrictions for Brock Point as recorded in Inst. #201706600019952, Amended in Inst.# 20181129000418000.

\$719,000.00 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 her hand and seal this the 30th day of April, 2021.


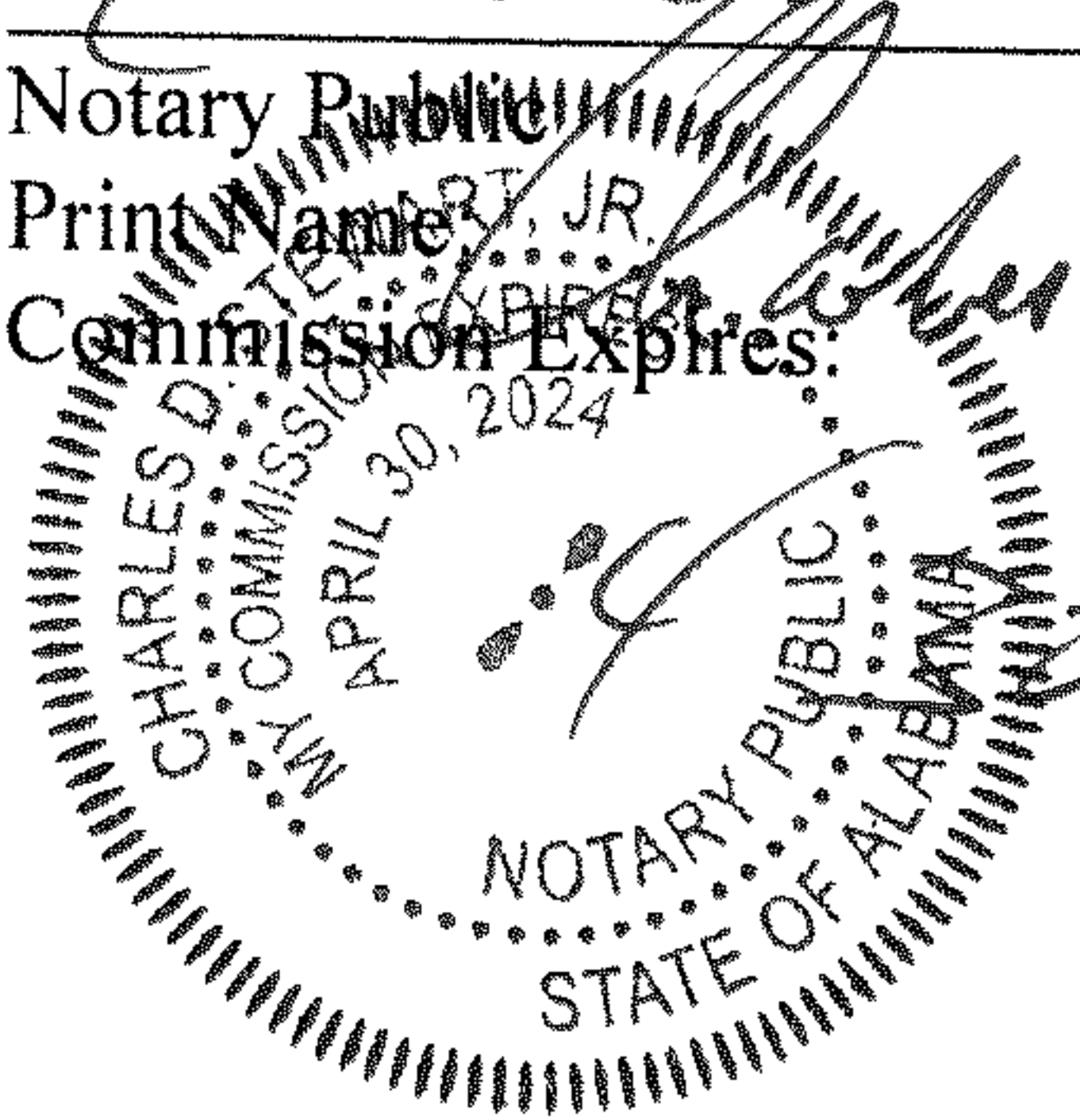

DAWN DENISE ROCK

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAWN DENISE ROCK 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 30th day of April, 2021.


Notary Public
Print Name: Charles D. Carter, Jr.
Commission Expires: April 30, 2024

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2021 01:10:11 PM
\$26.00 CHERRY
20210504000221820

