

Send tax notice to:
ANDREW J MILAZZO
201 CAHABA OAKS TRAIL
INDIAN SPRINGS, AL, 35214

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021333

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Eighty-Three Thousand Five Hundred and 00/100 Dollars (\$683,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KENNETH F JERNIGAN** and **SUSAN JERNIGAN**, husband and wife, whose mailing address is: 6343 County Rd 95 Elberta AL 36530 (hereinafter referred to as "Grantors") by **ANDREW J MILAZZO** and **ELIZABETH S MILAZZO** whose property address is: 201 CAHABA OAKS TRAIL, INDIAN SPRINGS, AL, 35214 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 1, according to the Survey of Cahaba Oaks, as recorded in Map Book 18, Page 141, 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. Restriction and Covenants appearing of record in Inst. No. 1994-26703.
4. Right of way granted to Alabama Power Company recorded in Deed Book 175, Page 298; Deed Book 175, Page 296; Deed Book 101, Page 525 and Deed Book 119, Page 318.
5. Utility easement granted by Moncus Properties as set out in Real Volume 147, Page 938.
6. Easement and Right-of-way granted to Alabama Power Company recorded in Inst. No. 1995-12818.
7. Restrictions and covenants appearing of record in Inst. No. 1997-00381; Amended in Inst. No. 20060414000174330.
8. 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.
9. Easement granted Alabama Power Company recorded in Inst. No. 1996-25956 and Inst. No. 20161014000378150.

\$800,000.00 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.

28 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of April, 2021.

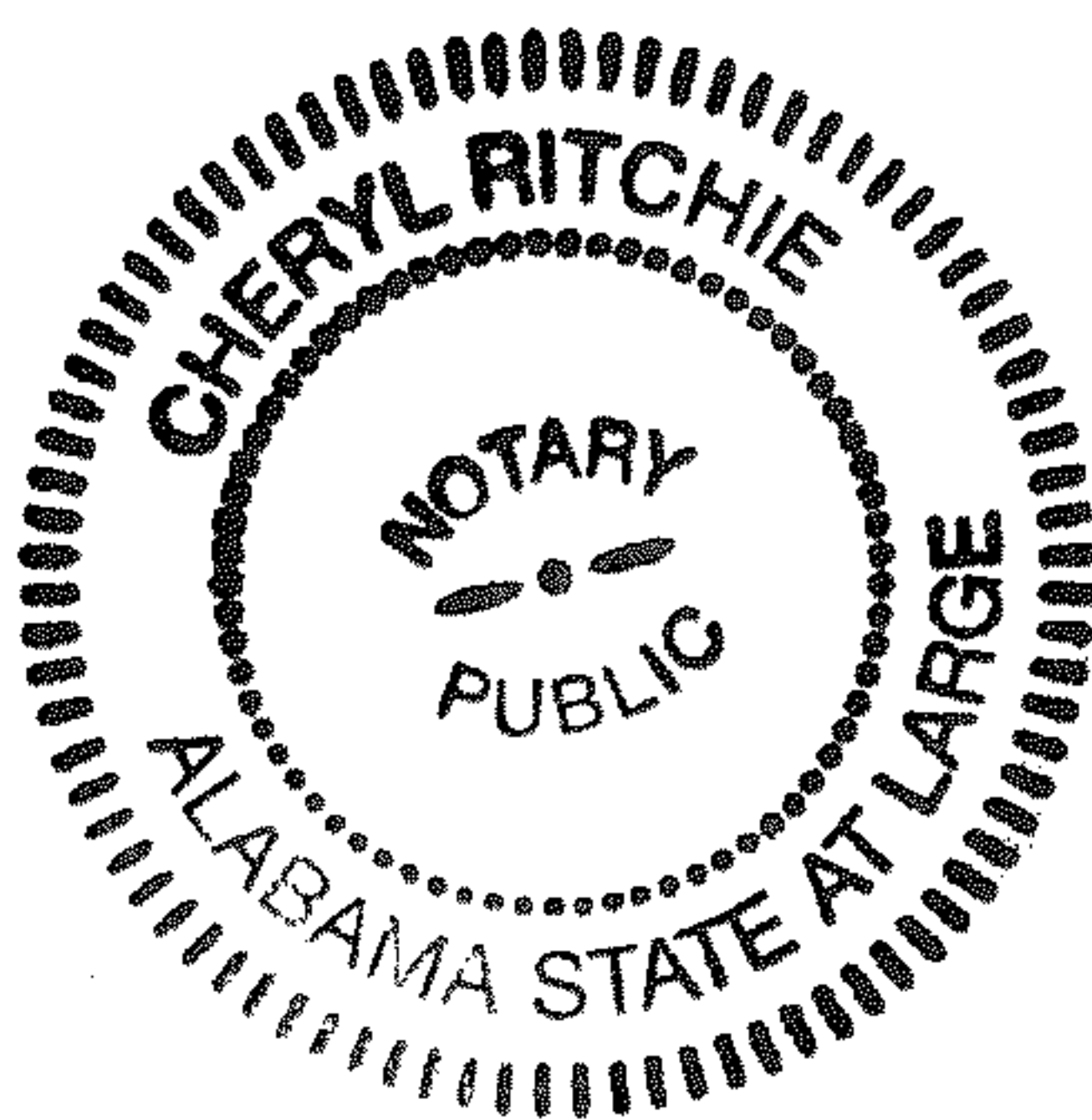

KENNETH F JERNIGAN

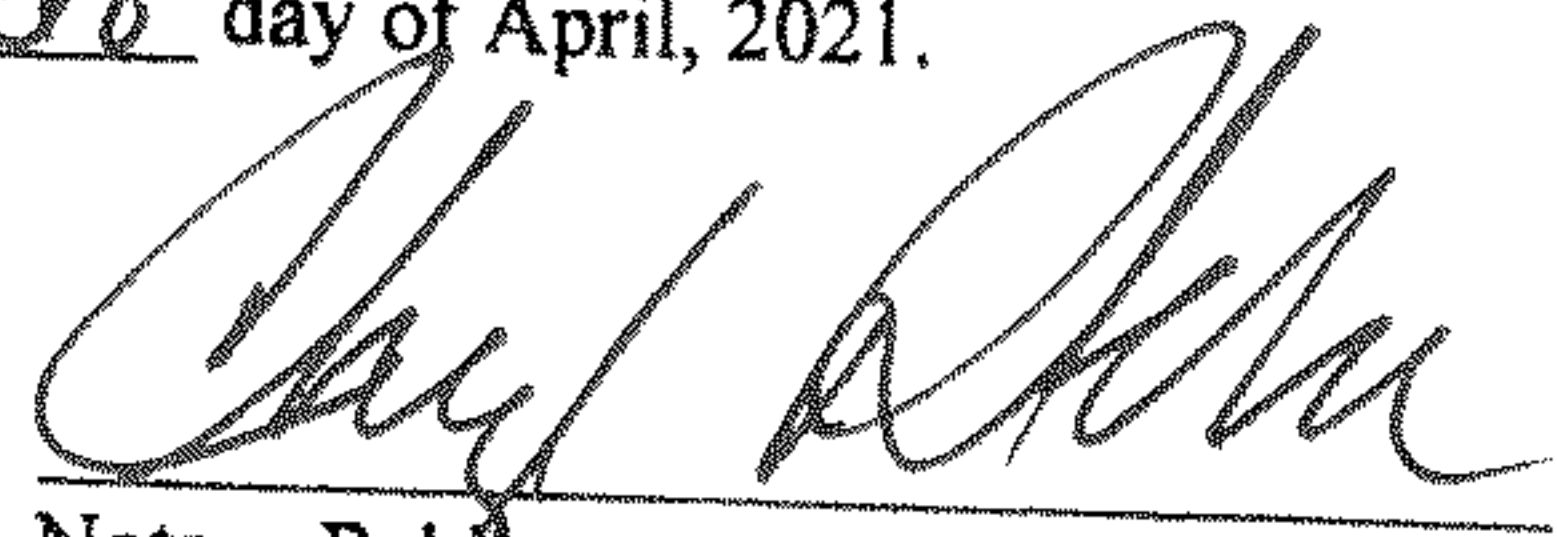

SUSAN JERNIGAN

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH F JERNIGAN and SUSAN JERNIGAN 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 28 day of April, 2021.




Notary Public
Print Name: Cheryl Ritchie
Commission Expires:

My Commission Expires 1-14-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2021 01:23:11 PM
\$26.00 CHERRY
20210507000228810

