

Send tax notice to:
LANCE PAUL BEVERLY
4025 WESTOVER ROAD
WESTOVER, AL, 35147

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

STATE OF ALABAMA

2021429

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$329,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SIMPLE DESIGN RENOVATIONS, LLC** whose mailing address is: 115 RIVIERA ROAD, HOMEWOOD, AL 35209 (hereinafter referred to as "Grantor") by **LANCE P BEVERLY and ANNA LYNN HARRIS** whose property address is: **4025 WESTOVER ROAD, WESTOVER, AL, 35147** (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:

See attached legal description Exhibit "A"

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. 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.
3. Less and except any part of subject property lying within any road right of way.
4. Less and except part sold to Jeff Champion and Shelly Champion in Deed recorded in Inst. No.20200723000308010.
5. Any loss or claim that may arise because of Indefinite or uncertainty of said legal description

\$313,405.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SIMPLE DESIGN RENOVATIONS, LLC, by Anne-Marie Touliatos, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12th day of May, 2021.

SIMPLE DESIGN RENOVATIONS, LLC

Anne-Marie Touliatos

BY: Anne-Marie Touliatos

ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anne-Marie Touliatos, whose name as Member of SIMPLE DESIGN RENOVATIONS, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 12th day of May, 2021.

Notary Public

Print Name:

Commission Expires:



EXHIBIT "A"

All that part of the following described parcel which lies South of Old U.S Highway 280 as said highway is presently located. Begin at the NE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 East, and run South about 160 feet to the South line of the Florida Short Route right of way for a beginning point; thence West 191 feet; thence South 210 feet to a point; thence East 91 feet to a point; thence North 61 feet to a point; thence East 100 feet to a point; thence North 150 feet to a point of beginning. Being located in the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

Less and except the following described parcel:
Commence at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 02 degrees 06 minutes 08 seconds West for a distance of 166.98 feet; thence South 02 degrees 08 minutes 25 seconds West for a distance of 149.94 feet to the point of beginning; thence North 81 degrees 35 minutes 54 seconds West for a distance of 20.18 feet; thence South 89 degrees 52 minutes 10 seconds West for a distance of 4.31 feet; thence North 33 degrees 28 minutes 50 seconds East for a distance of 172.04 feet; thence South 25 degrees 45 minutes 12 seconds West for a distance of 162.58 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2021 11:07:08 AM
\$44.50 CHERRY
20210517000241490

Allen S. Bayl