

Send tax notice to:
THOMAS WILLIAM MORTON
328 TURNBERRY ROAD
HOOVER, AL, 35244

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

2021383

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty Thousand and 00/100 Dollars (\$530,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KENNETH M COGGIN, JR and CASIE G COGGIN, husband and wife**, whose mailing address is: 19630 Hidden Glen Drive Land O' Lakes FL 34638 (hereinafter referred to as "Grantors") by **THOMAS WILLIAM MORTON and EMILY BRADLEY MORTON** whose property address is: **328 TURNBERRY ROAD, HOOVER, AL, 35244** 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 15, according to the Survey of Heatherwood 4th Sector 2nd Addition, as recorded in Map Book 12, pages 79, 80 & 81, in the Probate Office of Shelby County, Alabama.

Kenneth M. Coggin, Jr. and Kenneth Mark Coggin, Jr are one and the same person.

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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Right of Way granted to Alabama Power Company by instrument recorded in Real 236, page 953 in the Probate Office of Shelby County, Alabama.
6. Restrictions Covenants regarding Alabama Power Company, recorded in Real 204, page 655 in the Probate Office of Shelby County, Alabama.
7. Transmission line permit to Alabama Power Company recorded in Deed Book 337, page 267, in the Probate Office of Shelby County, Alabama.
8. Heatherwood Fourth Sector Second Addition General Covenants, Restrictions and Easements recorded in Real 199, page 196 and 1st Amendment recorded in Instrument 1998-23620, in the Probate Office of Shelby County, Alabama.
9. Agreement with Alabama Power Company recorded in Real 204, page 661, in the Probate Office of Shelby County, Alabama.
10. Mineral and mining rights and rights incident thereto and release of damages, restrictions, easements and conditions recorded in Real 204, page 756, in the Probate Office of Shelby County, Alabama.
11. Agreement with the City of Hoover recorded in Instrument Real 339, page 245, in the Probate Office of Shelby County, Alabama.
12. Declaration of Protective Covenants for Heatherwood Homeowners Association Inc record in Instrument 20030411000221760 and corrected by Instrument 2007011100016540, First Amendment to Declaration Instrument 20100204000035140, refiled in Instrument 20100615000189470, Amendment to Declaration as recorded in Instrument 20180417000128750, in the Probate Office of Shelby County, Alabama.
13. Powers and provisions as set out in the Articles of Incorporation of Heatherwood Homeowners
14. Association Inc As recorded in Real 30, page 842, Amendment as recorded in Instrument 20100204000035150, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as recorded in Instrument 20050329000142990, Instrument 201006150001894601 instrument 20110721000212980, as they currently exist and are from time to time amended.


- 15. Non-exclusive Assignment of Sign Rights as recorded in Instrument 20030411000221770, in the Probate Office of Shelby County, Alabama.
- 16. Amended and restated By-Laws of Heatherwood Homeowners Association Inc. as recorded in Instrument 20110721000212980, in the Probate Office of Shelby County, Alabama.
- 17. General Covenants Restrictions and Easements as recorded in Misc. Volume 37, page 537, First Amendment recorded in Instrument 1998-23623, in the Probate Office of Shelby County, Alabama.
- 18. Easement to South Central Bell as recorded in Real 119, Page 887, in the Probate Office of Shelby County, Alabama.

\$424,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

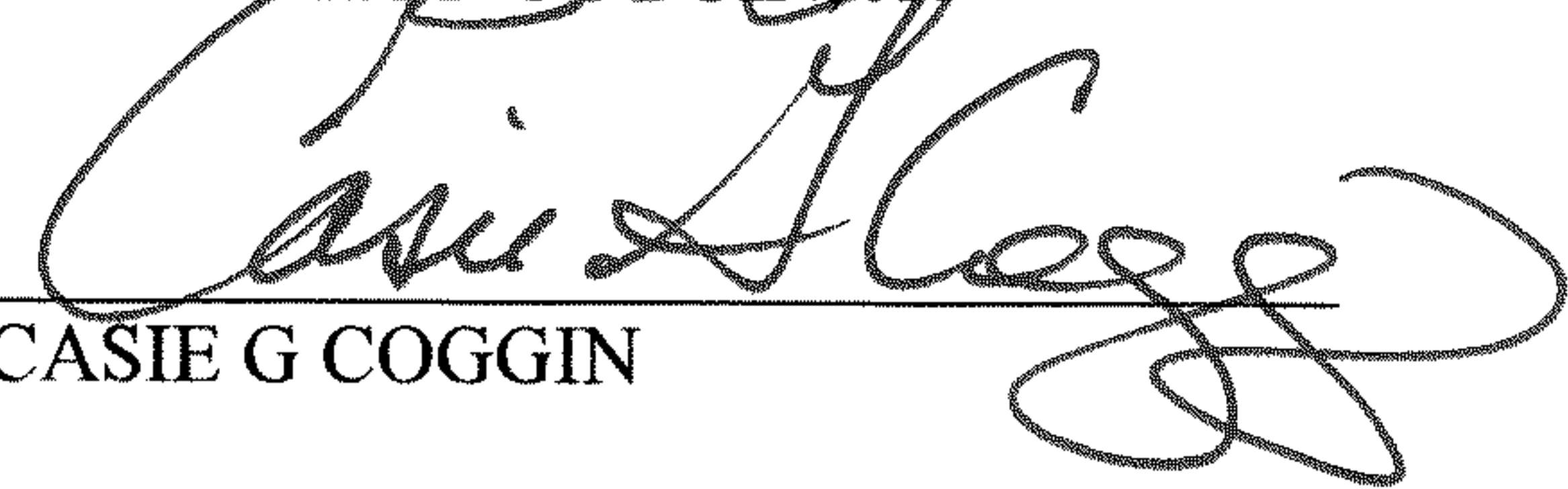
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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.

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



 KENNETH M COGGIN, JR




 CASIE G COGGIN

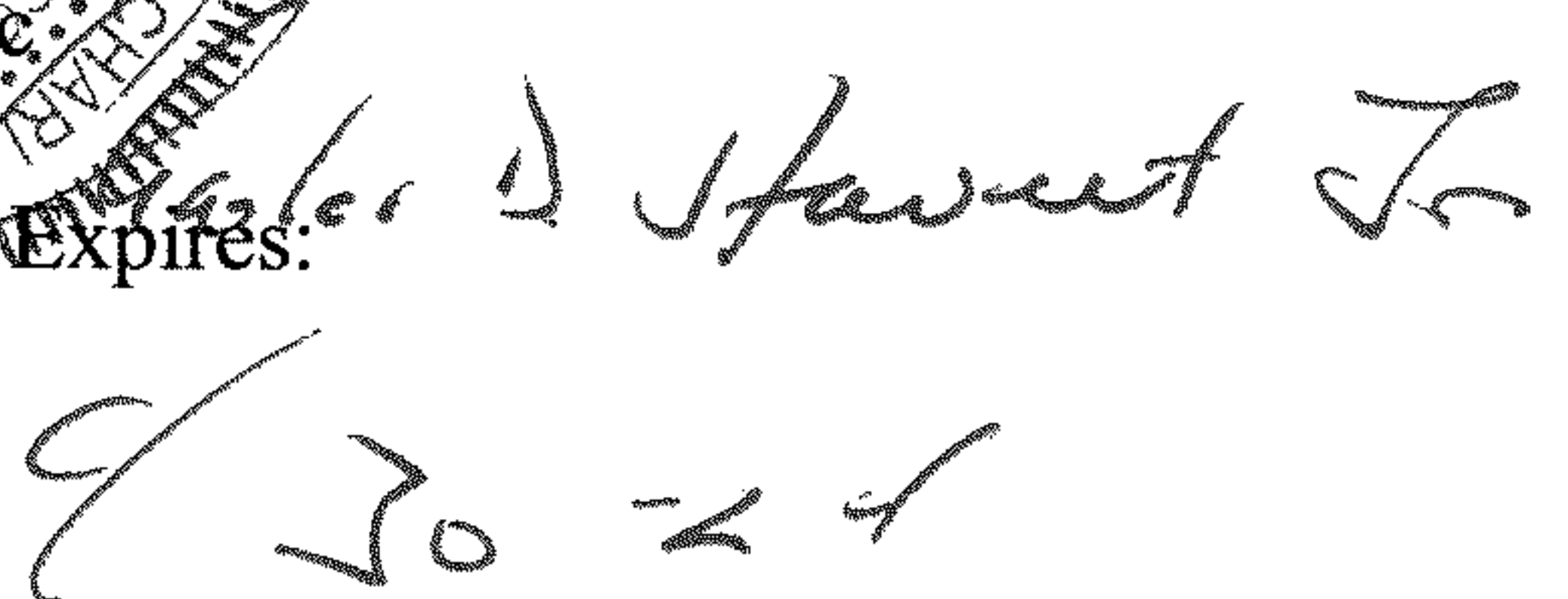
STATE OF ALABAMA
COUNTY OF SHELBY

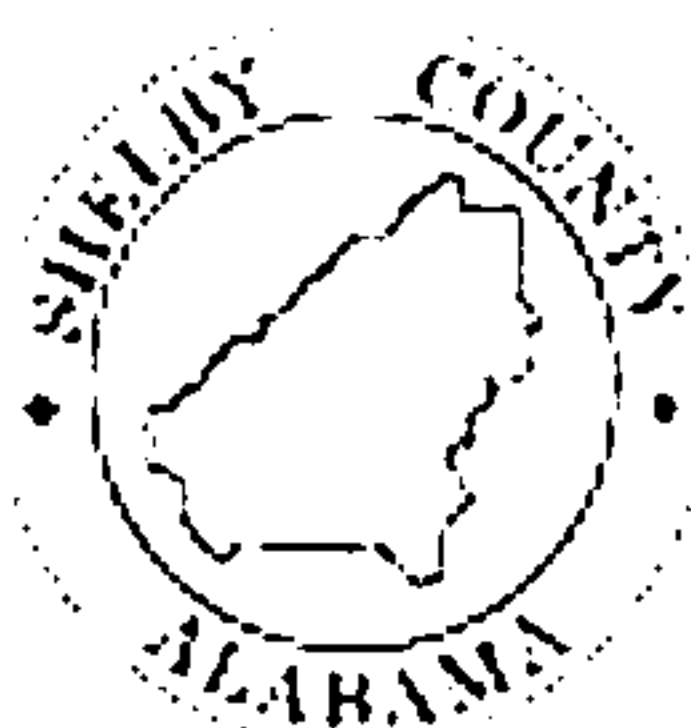
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH M COGGIN, JR and CASIE G COGGIN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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



 Notary Public
 Print Name: Charles D Stewart
 Commission Expires: 05/18/2023





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/18/2021 11:04:29 AM
\$131.00 CHERRY
20210518000244440

