

20210611000286490  
06/11/2021 11:19:32 AM  
DEEDS 1/2

Send tax notice to:  
STEPHEN TIMOTHY DICKERSON  
1099 GRAND OAKS DRIVE  
BESSEMER, AL, 35022

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

STATE OF ALABAMA

2021515T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CLYDE B TUCKER and MARIE T TUCKER, husband and wife** whose mailing address is: 1945 Riva Ridge Rd Helena, AL 35080 (hereinafter referred to as "Grantors") by **STEPHEN TIMOTHY DICKERSON and AMY KU DICKERSON** whose property address is: **1099 GRAND OAKS DRIVE, BESSEMER, AL, 35022** 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 23A, according to the Resurvey of Lots 23 and 24, Final Plat of Grand Oaks, as recorded in Map Book 36, Page 112, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

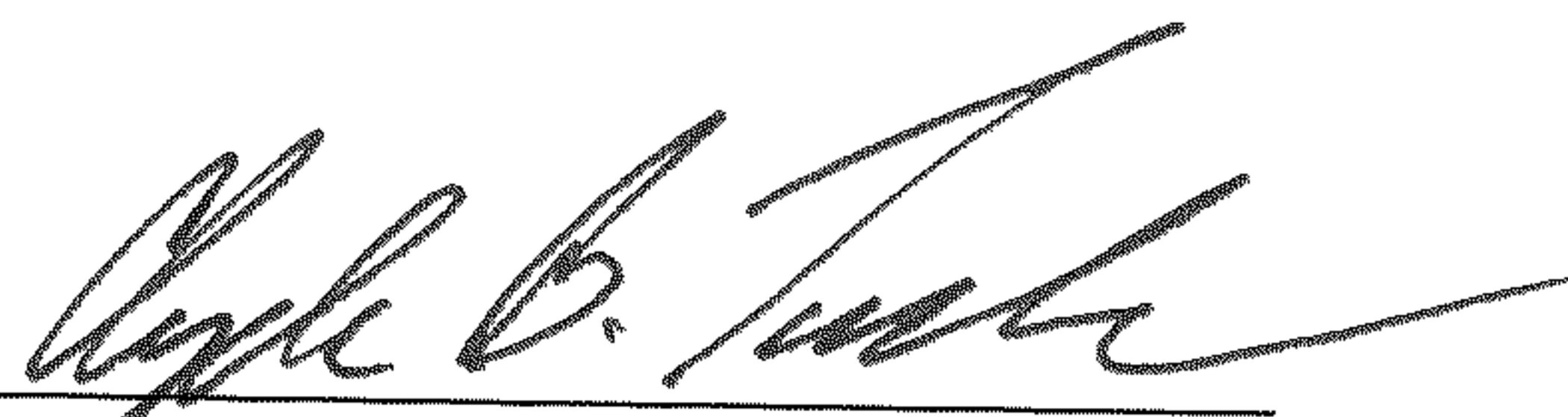
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines as shown on the recorded map and Resurvey of Lots 23 and 24, Final Plat of Grand Oaks, as recorded in Map Book 36, Page 112, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, Conditions and Restrictions as recorded in Instrument #20030523000323360.
5. Transmission Line Permits to Alabama Power Company, recorded in Deed Book 109, page 511.
6. Release of damages recorded in Deed Book 235, page 300.
7. Restrictions and other provisions as shown in Map Book 31, page 68.
8. Less and except any portion of subject land obtained by Alabama Power Company by and through condemnation proceedings in Case #27-254.
9. Tree Conservation Area on the northeasterly side of land as shown by recorded map in Plat Book 36, page 112.
10. Storm Water run-off control covenant recorded in Instrument #20030620000388030 and Instrument #20030604000347230.

\$0.00 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.

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

  
CLYDE B TUCKER

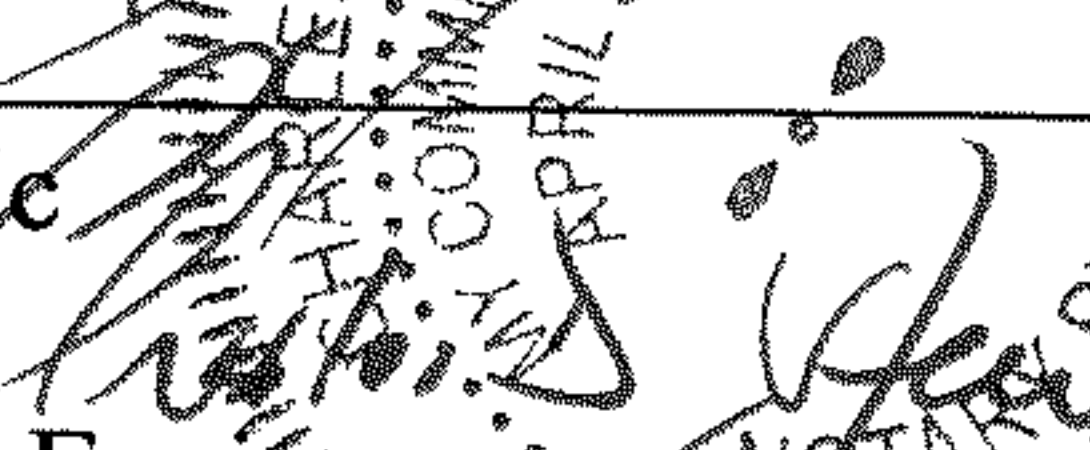

  
MARIE T TUCKER

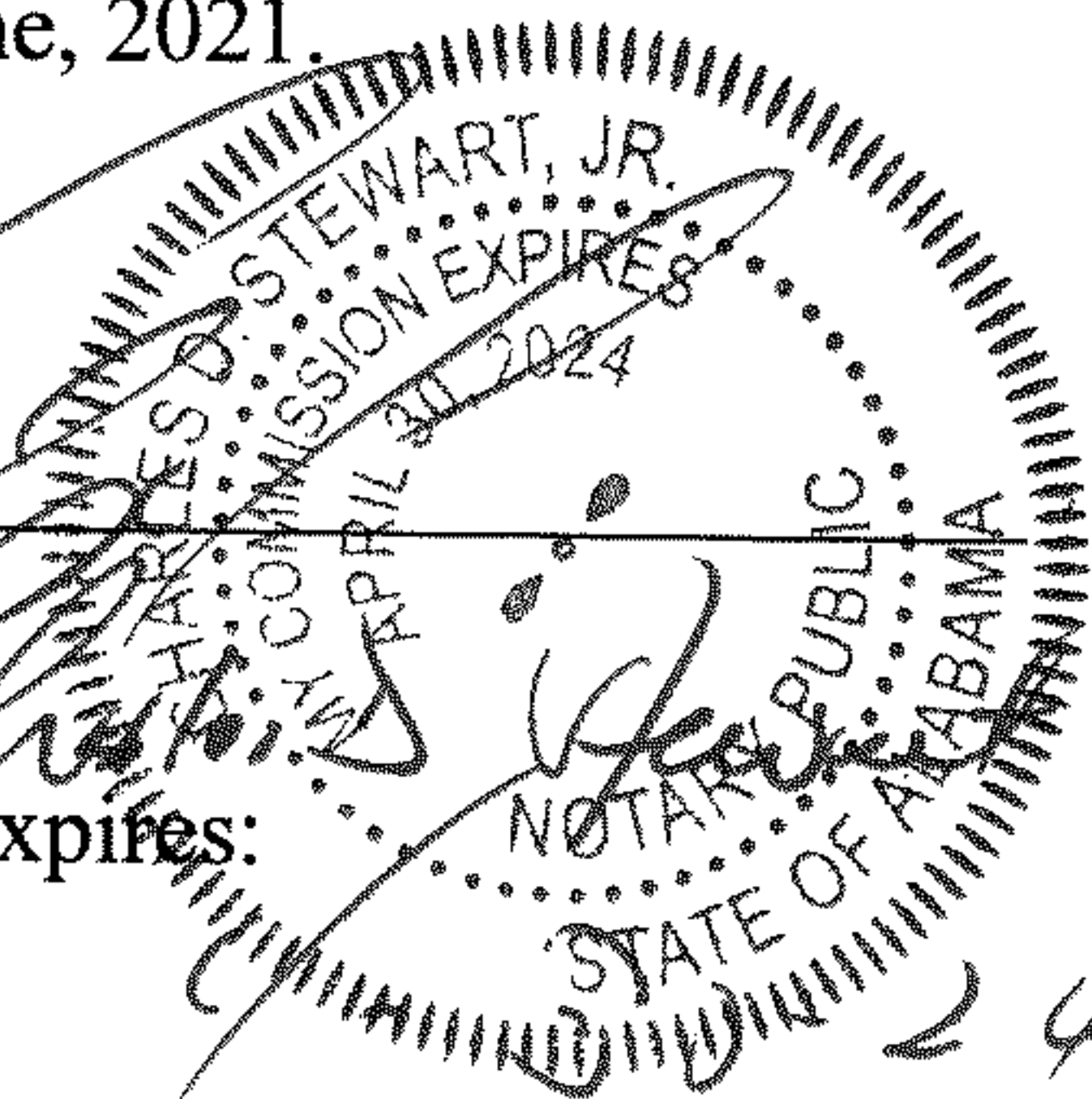
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLYDE B TUCKER and MARIE T TUCKER 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 87 day of June, 2021.

Notary Public  
Print Name:   
Commission Expires: 



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/11/2021 11:19:32 AM  
\$575.00 JOANN  
20210611000286490

