

Send tax notice to:
CHRISTOPHER DAVID KENDALL
1059 GREYMOOR RD
SHOAL CREEK, 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
Shelby COUNTY

2021396

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thirty Thousand and 00/100 Dollars (\$630,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARGARITA CLEMENTS, A SINGLE INDIVIDUAL** whose mailing address is: 12109 SW Bennington Cir. Post St Lucie (hereinafter referred to as "Grantors") by **CHRISTOPHER DAVID KENDALL and MELISSA CICERO KENDALL** whose property address is: **1059 GREYMOOR RD, SHOAL CREEK, 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:

Fl.
34987

Lot 89, according to the Survey of Greystone, 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A, B, and C, in the Probate Court 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. 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.
4. Right of way granted to Shelby County recorded in Instrument No. 2004-1570
5. Release of damaged as set out in Instrument No. 1994-27239.
6. Covenants for water service in Book 235, Page 574.
7. Reciprocal easement agreement in Book 312, Page 274.
8. Restrictive Covenants to Alabama Power Company as recorded in Instrument No. 1994-01180.
9. Declaration of Watershed Protective Covenants as recorded in Instrument No. 2000-17644 and Instrument No. 2002-476370.
10. Sanitary Sewer Service to SWWC Utilities, Inc. as recorded in Instrument No. 2013-469370.
11. Declaration of Covenants, Conditions and Restrictions as recorded in Real 317, Page 260; Real Book 346, Page 942; Real Book 378, Page 904; Real Book 397, Page 958; Instrument No. 1992-17890; Instrument No. 1993-03123; Instrument No. 1993-10163; Instrument No. 1993-16982; Instrument No. 1993-20968; Instrument No. 1993-32840; instrument No. 1994-23329; Instrument No. 1995-08111; Instrument No. 1995-24267; Instrument No. 1995-34231; Instrument No. 1995-35679; Instrument No. 1996-19860; Instrument No. 1996-37514; Instrument No. 1996-39737; Instrument No. 1997-02534; Instrument No. 1997-17533; Instrument No. 1997-30081; Instrument No. 1997-38614; Instrument No. 1999-03331; Instrument No. 1999-06309; Instrument No. 1999-47817; Instrument No. 2002-334280; Instrument No. 2003-6044430; Instrument No. 2003-711520; Instrument No. 2003735510 and Instrument No. 2004-271290.

\$504,000.00 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.

15th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2021.

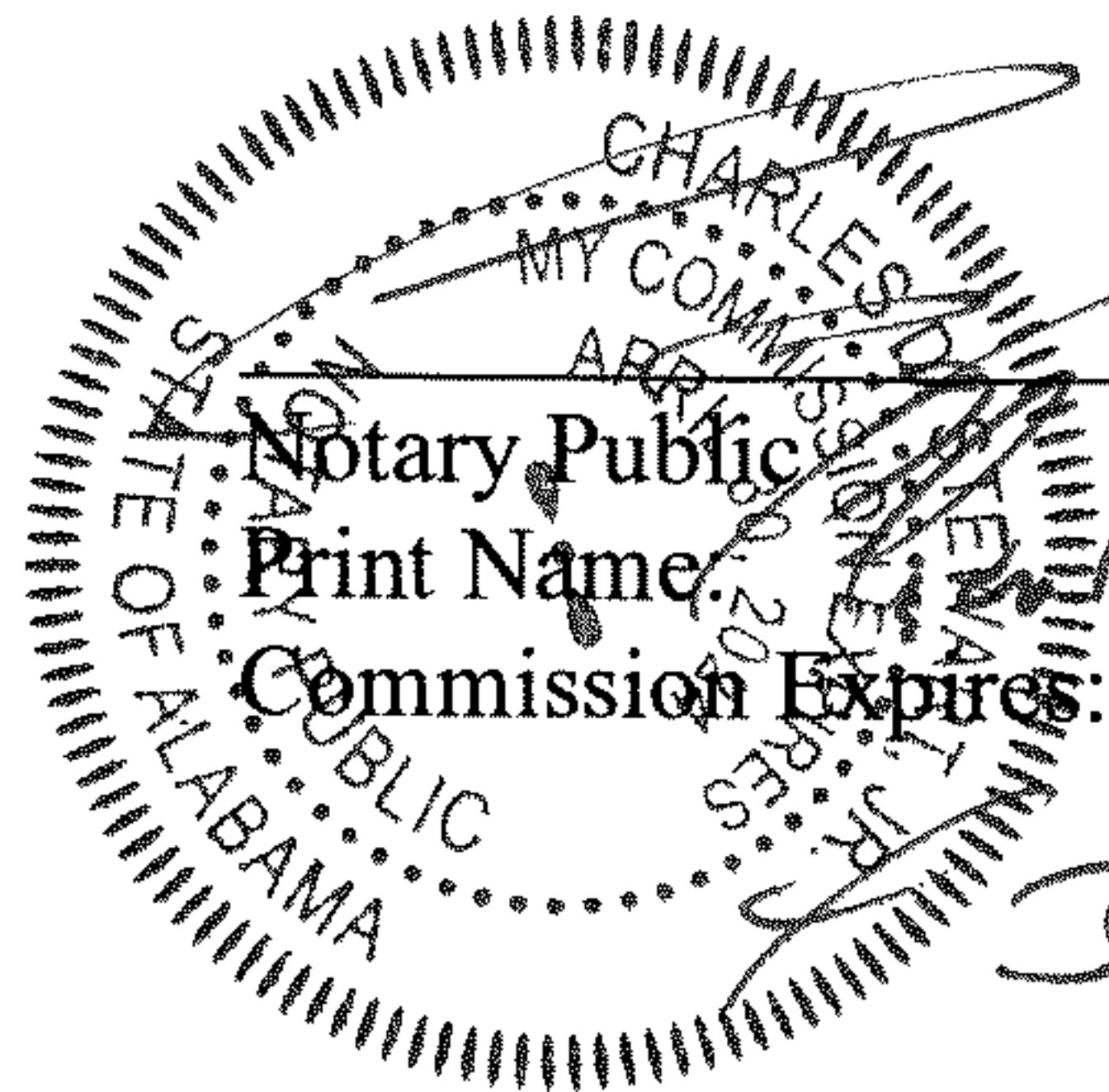

MARGARITA CLEMENTS

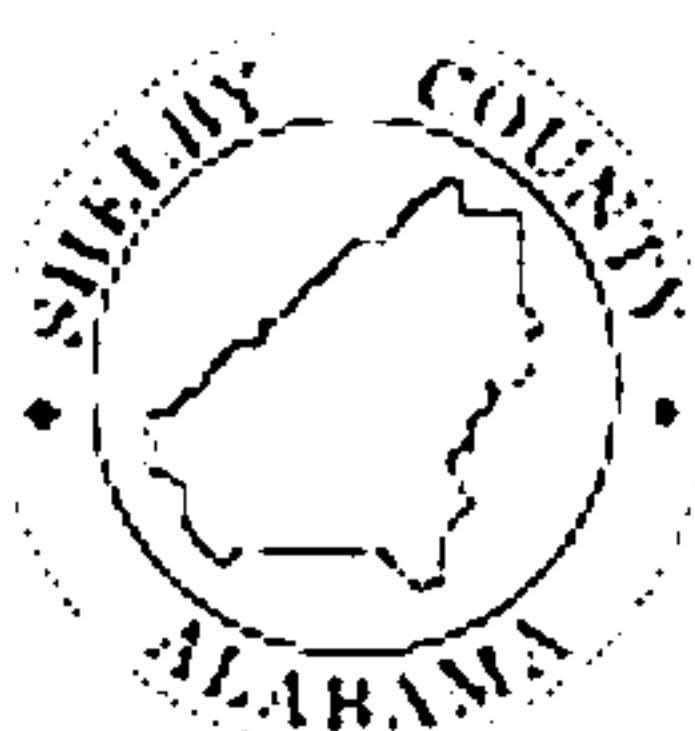
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARGARITA CLEMENTS 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 15th day of June, 2021.


Notary Public
Print Name: Charles D. Beal
Commission Expires: 06/30/2025
Charles D. Beal
30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2021 12:00:24 PM
\$151.00 JOANN
20210617000296040

Allie S. Bayl