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06/17/2021 12:25:40 PM
DEEDS 1/2

Send tax notice to:
GLENN RICHARD BOMAR
5025 KERRY DOWNS ROAD
BIRMINGHAM, 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

2021366T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Four Thousand Eight Hundred and 00/100 Dollars (\$424,800.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BRENT E GRIFFIN and LAUREN M GRIFFIN, husband and wife** whose mailing address is: 3764 Haven View Cir, Hoover, AL 35216 (hereinafter referred to as "Grantors") by **GLENN RICHARD BOMAR and MICHELLE BOMAR** whose property address is: **5025 KERRY DOWNS ROAD, BIRMINGHAM, 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:

Lot 9, in Block 4, according to the Survey of Kerry Downs, as recorded in Map Book 5, Page 135 and 136, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT: That part of Lot 9 being more particularly described as follows: Begin at the NE corner of said Lot 9 and run Southerly along the East lot line of said Lot 9, a distance of 113.59 feet; thence an angle to the right of 95°15'11" and run Westerly along the South line of said Lot 9, a distance of 4.02 feet; thence an angle right of 84°44'49" and run Northerly and parallel to the East line of said Lot 9, a distance of 113.22 feet to a point on the Southerly right of way line of Argyle Lane, as recorded in Map Book 5, Page 135 and 136, thence Easterly along said Southerly ROW line 4.0 feet to the Point of Beginning.

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 recorded map and Survey of Kerry Downs, as recorded in Map Book 5, Page 135 and 136, 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 Misc. Book 25, page 705 and Misc. Book 26, page 534.
5. Right of way in favor of Alabama Power Company recorded in Volume 313, page 794.
6. Agreement with Alabama Power Company recorded in Misc. Book 26, page 535.

\$382,320.00 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.

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


BRENT E GRIFFIN

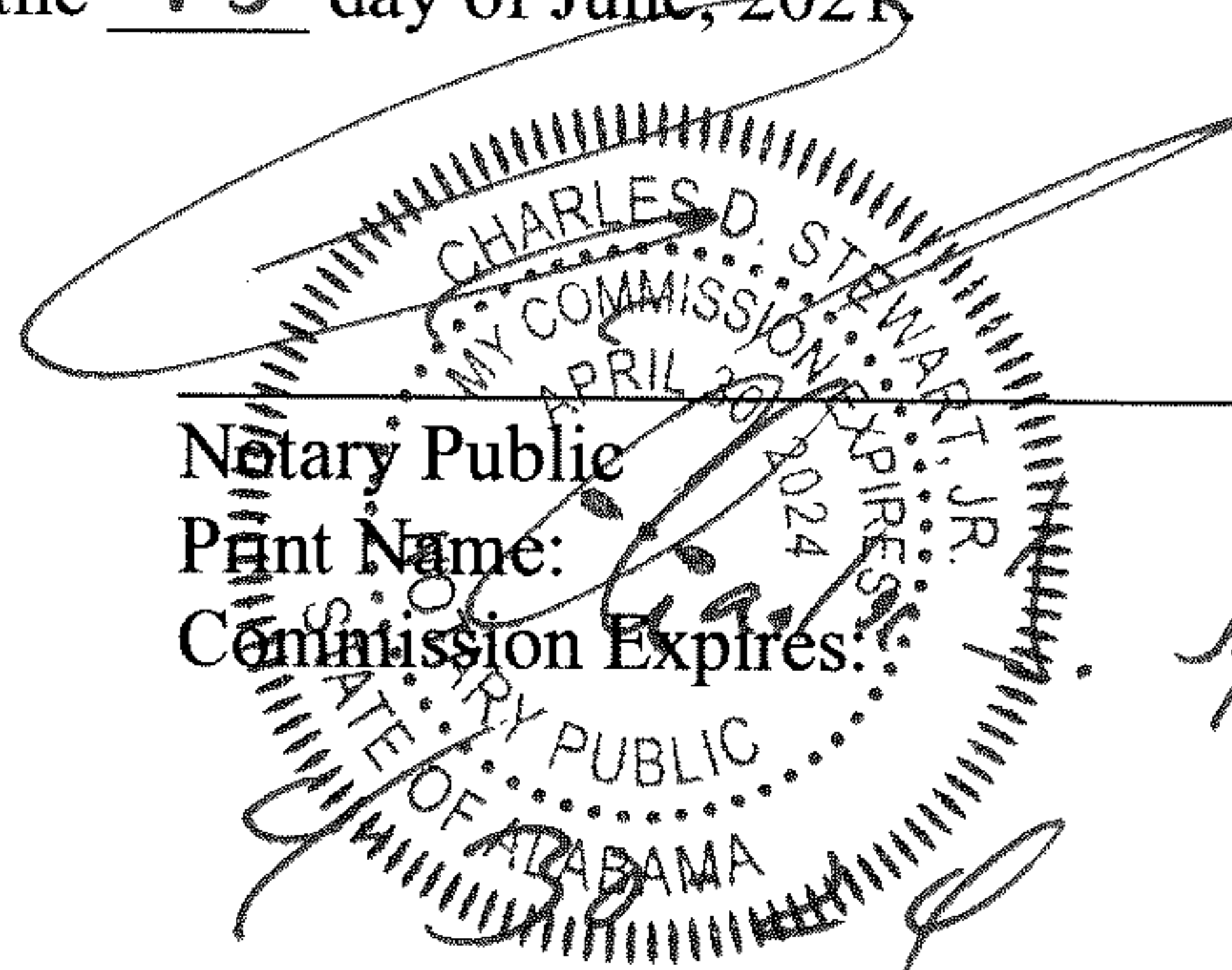

LAUREN M GRIFFIN

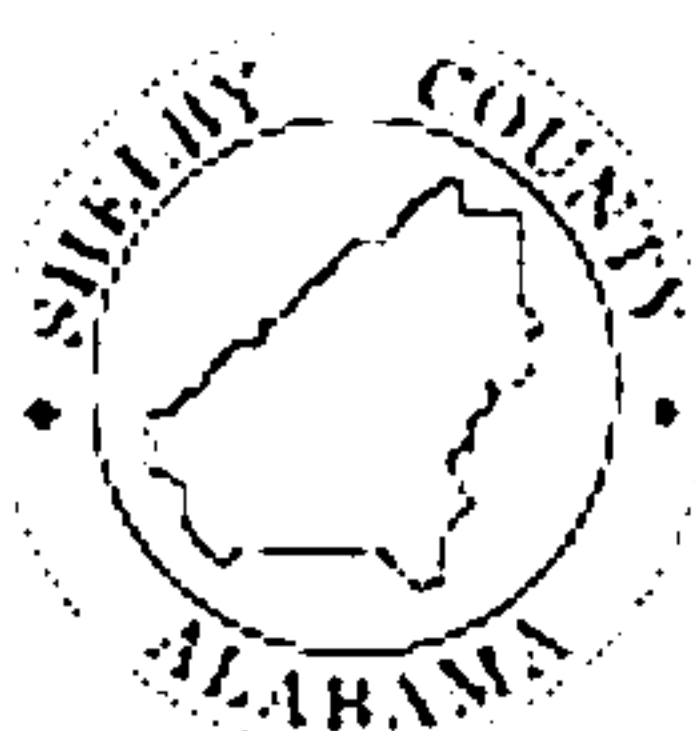
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRENT E GRIFFIN and LAUREN M GRIFFIN 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 15 day of June, 2021.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 26, 2024

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2021 12:25:40 PM
\$67.50 JOANN
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