

Send tax notice to:  
David Clark Roper Jr. &  
Susan Ann Roper  
501 Foothills Ledge  
Chelsea, AL. 35043  
HOV2000780

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Jess W. Rawls and Kay F. Rawls, husband and wife**, whose mailing address is: 6328 Farley Lane, Birmingham, AL. 35242 (hereinafter referred to as "Grantors"), by **David Clark Roper Jr. and Susan Ann Roper** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the property address of which is 501 Foothills Ledge, Chelsea, AL 35043; to-wit:

**Lot 26, according to the survey of Foothills Point, as recorded in Map Book 32, Page 33 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20031223000824110 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

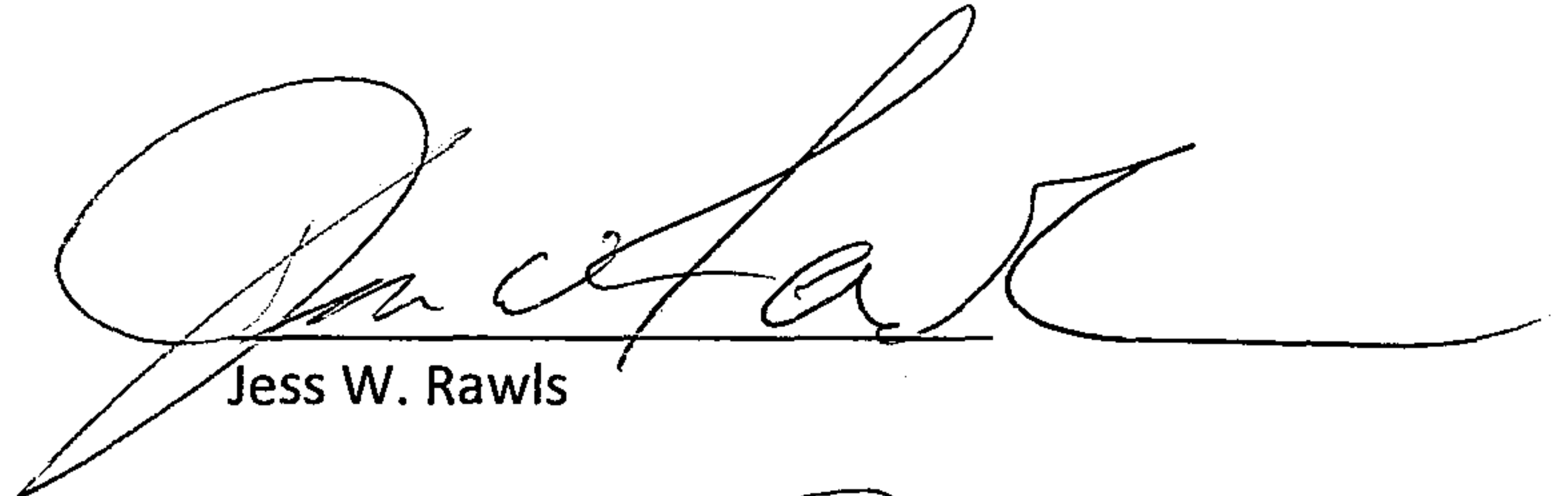
**\$237,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**


TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey

the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Jess W. Rawls and Kay F. Rawls have hereunto set their signature(s) and seal(s) on June 18, 2021.

  
Jess W. Rawls

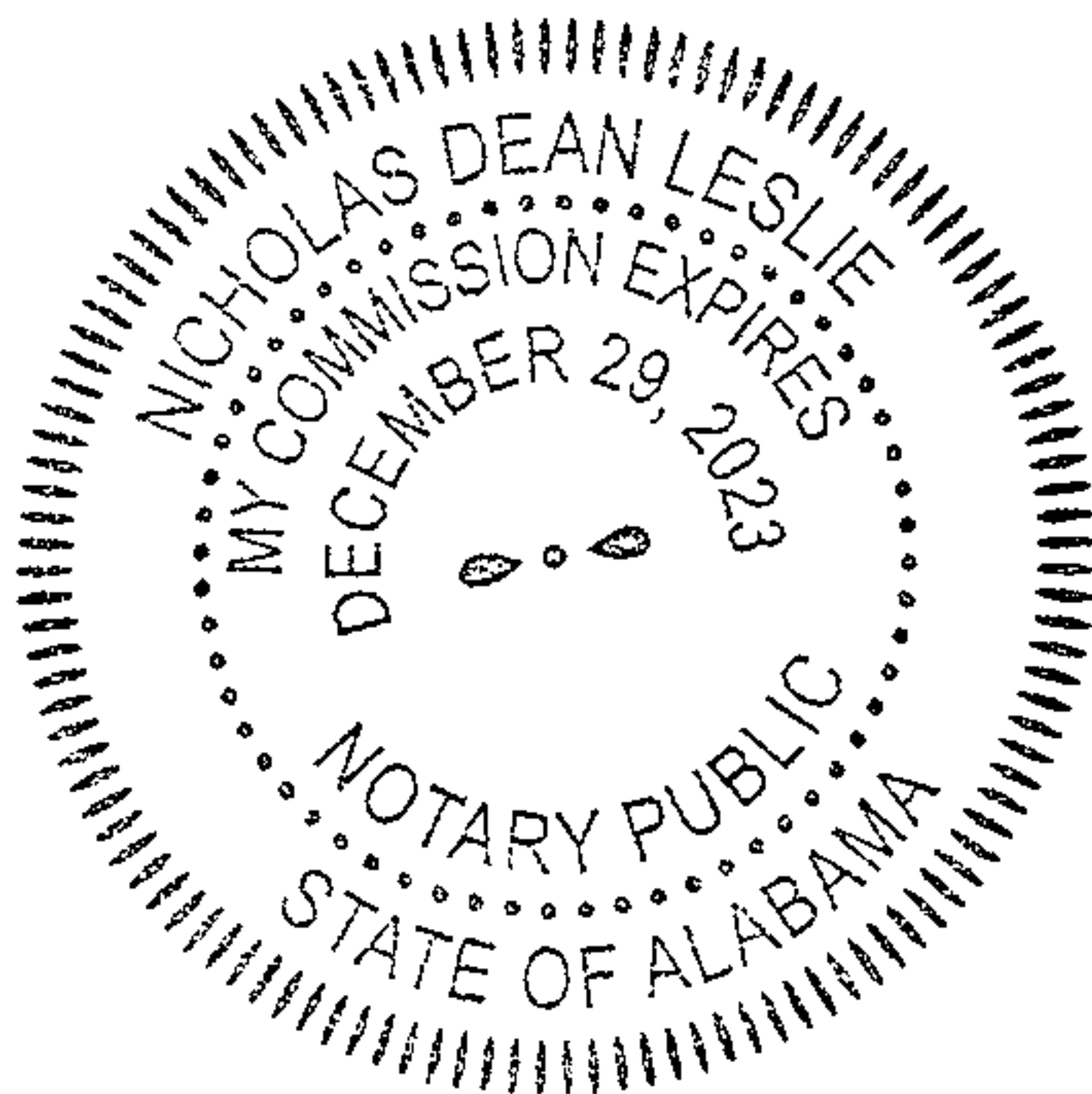
  
Kay F. Rawls

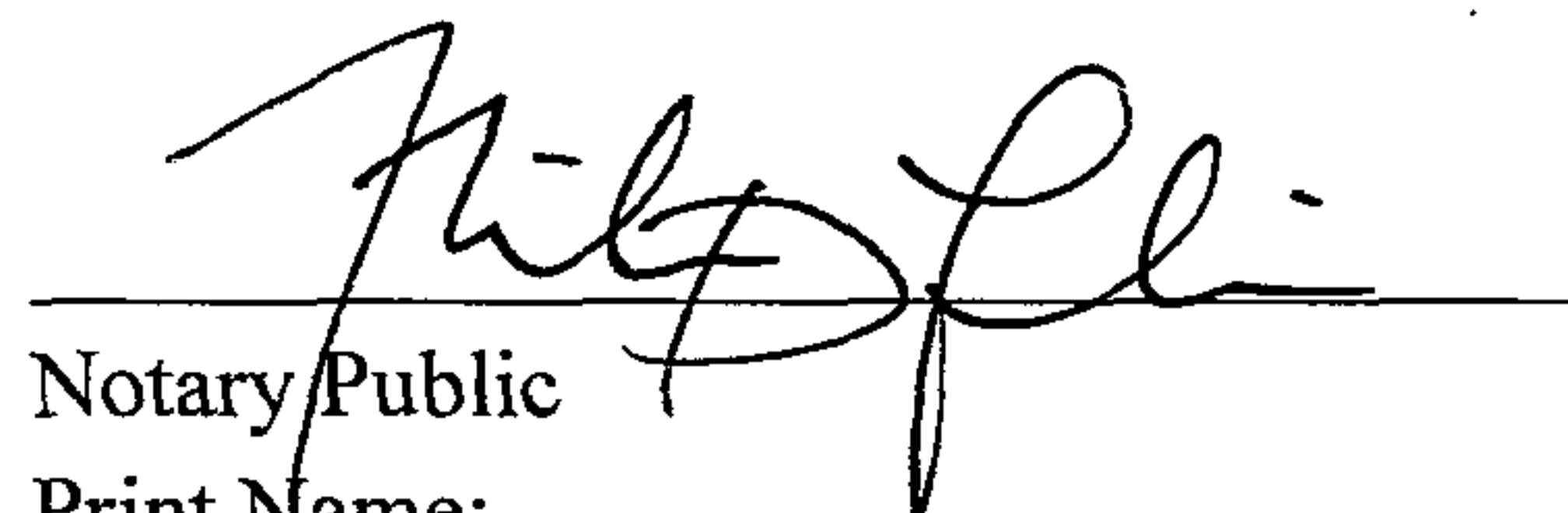
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jess W. Rawls and Kay F. Rawls, 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 18<sup>th</sup> day of June, 2021.

(NOTARIAL SEAL)



  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/22/2021 08:22:07 AM  
\$37.50 JOANN  
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