

Send tax notice to:
MARK BURNETT
370 Braddock Road
Springville AL 35146

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

STATE OF ALABAMA

2021427

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TALL TIMBERS, LLC** whose mailing address is: *1500 Resource Drive P'ham AL 35244* (hereinafter referred to as "Grantor") by **MARK BURNETT and MEREDITH BRYANT** whose property address is: **715 HICKORY HOLLOW, CHELSEA, AL, 35043** (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 46, according to the Final Plat The Highlands of Chelsea, Phase I, Sector 2, a Residential Subdivision as recorded in Map Book 53, pages 62A & 62B, in the Probate Office of Shelby County, Alabama.

Together with rights in and to the use of Oakview Parkway, A private road for ingress/egress and a 60' easement for ingress/egress shown as Oakridge Way and a 60' easement for ingress/egress shown as Hickory Hollow, all being shown on Map Book 53, Page 62A & 62B in the Probate Office 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. Building line(s), Easement(s), Restriction(s) per map,
3. Declaration of Protective Covenants and Restrictions to be filed for record.
4. Transmission line permit to Alabama Power Company, recorded in deed Book 163, Page 433, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power company recorded in Instrument 2006052600025048 and Instrument 20180606000198810 and Instrument 20200902000388230 in the Probate Office of Shelby County, Alabama.
6. Right of Way to Shelby County recorded in Deed Book 180, Page 604 in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Gas Corporation as recorded in Instrument 1993-38334 in the Probate Office of Shelby County, Alabama.
8. Easement to Bellsouth Telecommunications, LLC as recorded in Instrument 2015071700024386 in the Probate Office of Shelby County, Alabama.
9. Permanent Easement Deed as recorded in Instrument 20180426000140630 in the Probate Office of Shelby County, Alabama.

\$51,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, TALL TIMBERS, LLC, by Richard A Welch, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 20 day of June, 2021.

Tall Timbers, LLC

BY: Richard A Welch

ITS: Authorized Agent

STATE OF ALABAMA
COUNTY OF SHELBY

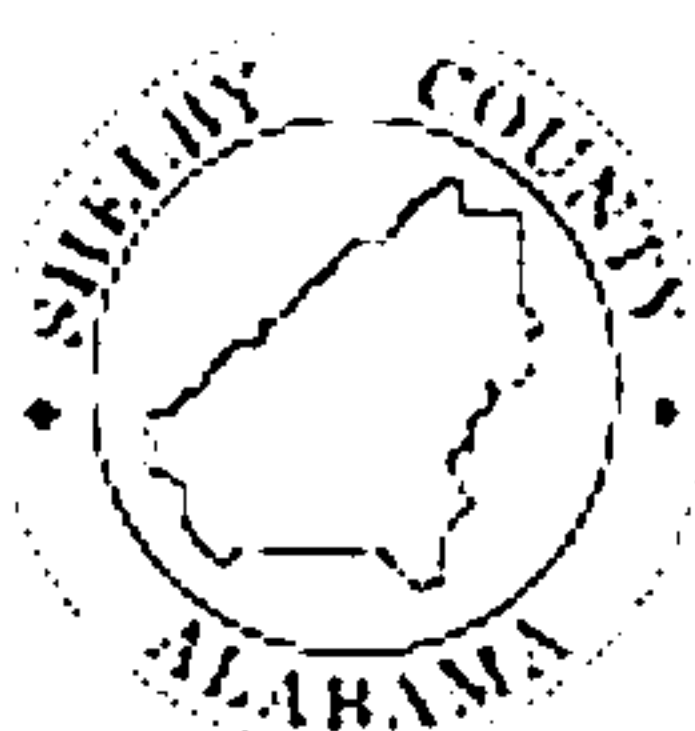
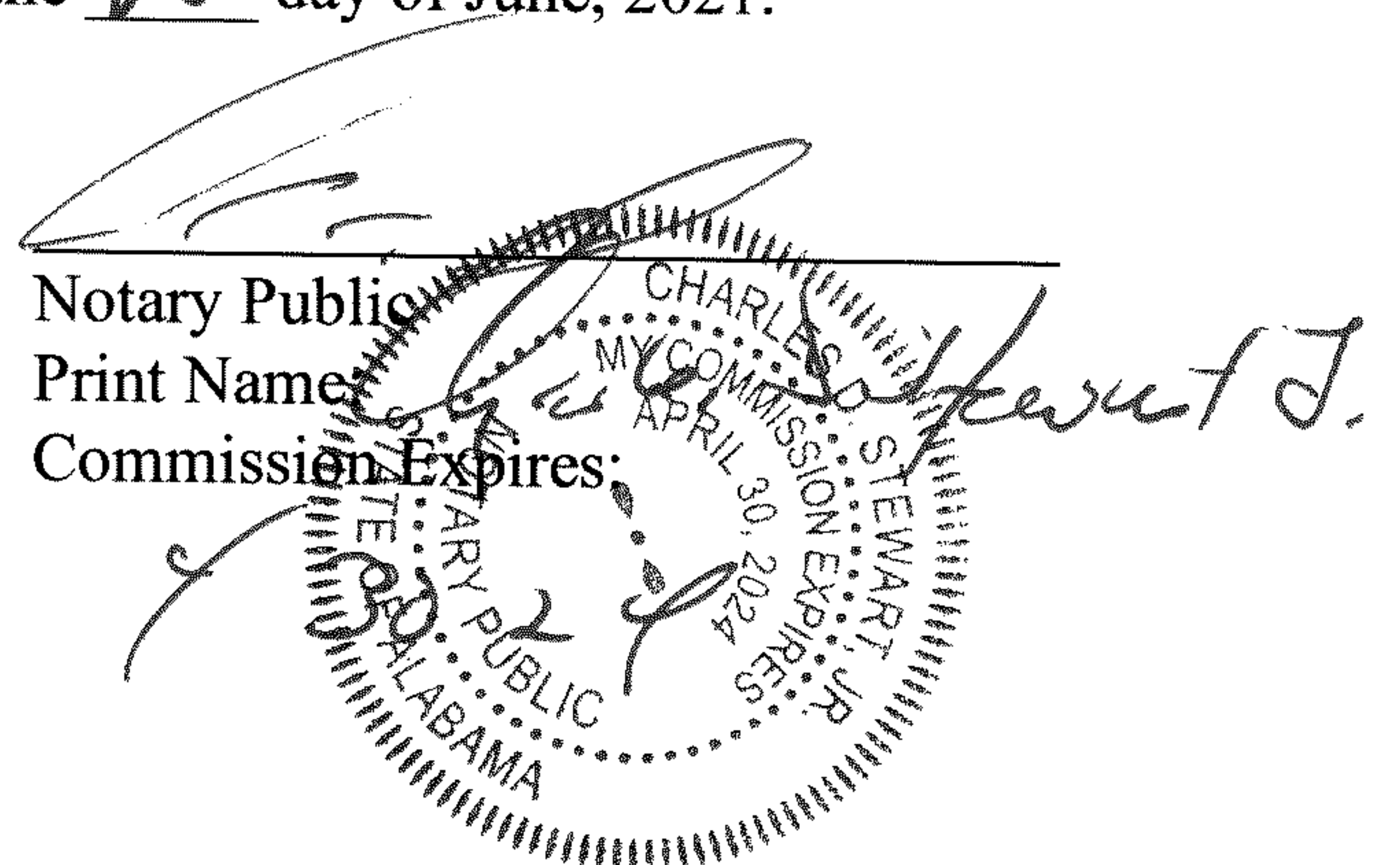
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard A Welch, whose name as Authorized Agent of TALL TIMBERS, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 20 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
07/01/2021 11:14:18 AM
\$160.00 JOANN
20210701000319740

Allen S. Bayl