

Send tax notice to:
MARY ANNA RABURN
536 CASTLEBRIDGE LANE
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

2021514

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million One Hundred Seventy-Five Thousand and 00/100 Dollars (\$1,175,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WESLEY A STEED and JENNIFER STEED, husband and wife** whose mailing address is: 700 Box 59221, Birmingham, AL 35254 (hereinafter referred to as "Grantors") by **MARY ANNA RABURN and STUART ALAN RABURN** whose property address is: **536 CASTLEBRIDGE LANE, 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 18, according to the Survey of Greystone 5th Sector Phase II, as recorded in Map Book 17, Page 118, 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. 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. Restrictions appearing of record in Inst. No. 1993-32840; Inst. No. 1994-21006; Inst. No. 1995-30043 and Inst. No. 1996-31685.
5. Easement recorded in Book 312, Page 274 and Book 317, Page 253.
6. Agreement for Water Service recorded in Book 235, Page 574.
7. Agreement from Sanitary Sewer Service to SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.
8. Declaration of Watershed Protective Covenants as recorded in Inst. No. 2000-17644 and Inst. No. 2002-476370.
9. Easement Agreement recorded in Inst. No. 2004-1570

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.

30th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2021.

Wesley A. Steed
WESLEY A STEED

Jennifer Steed
JENNIFER STEED

STATE OF ALABAMA

COUNTY OF SHELBY

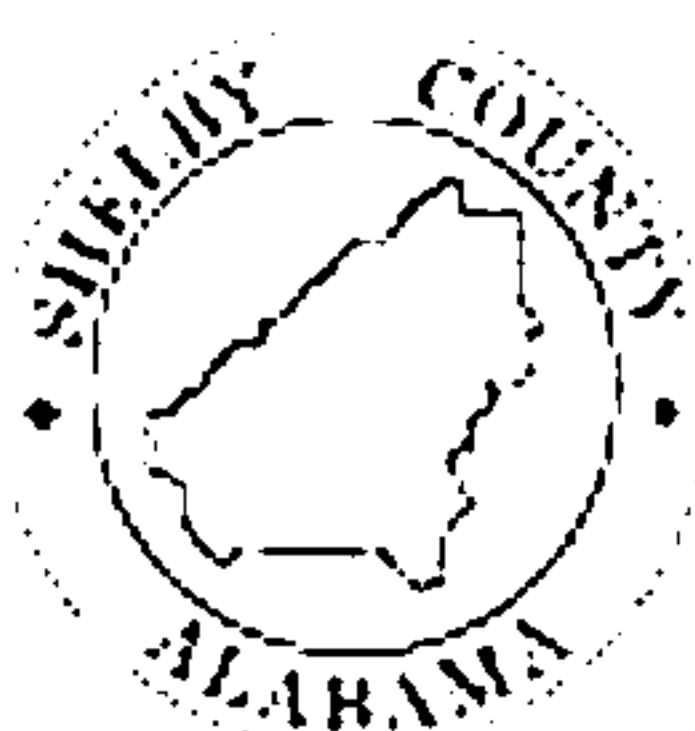
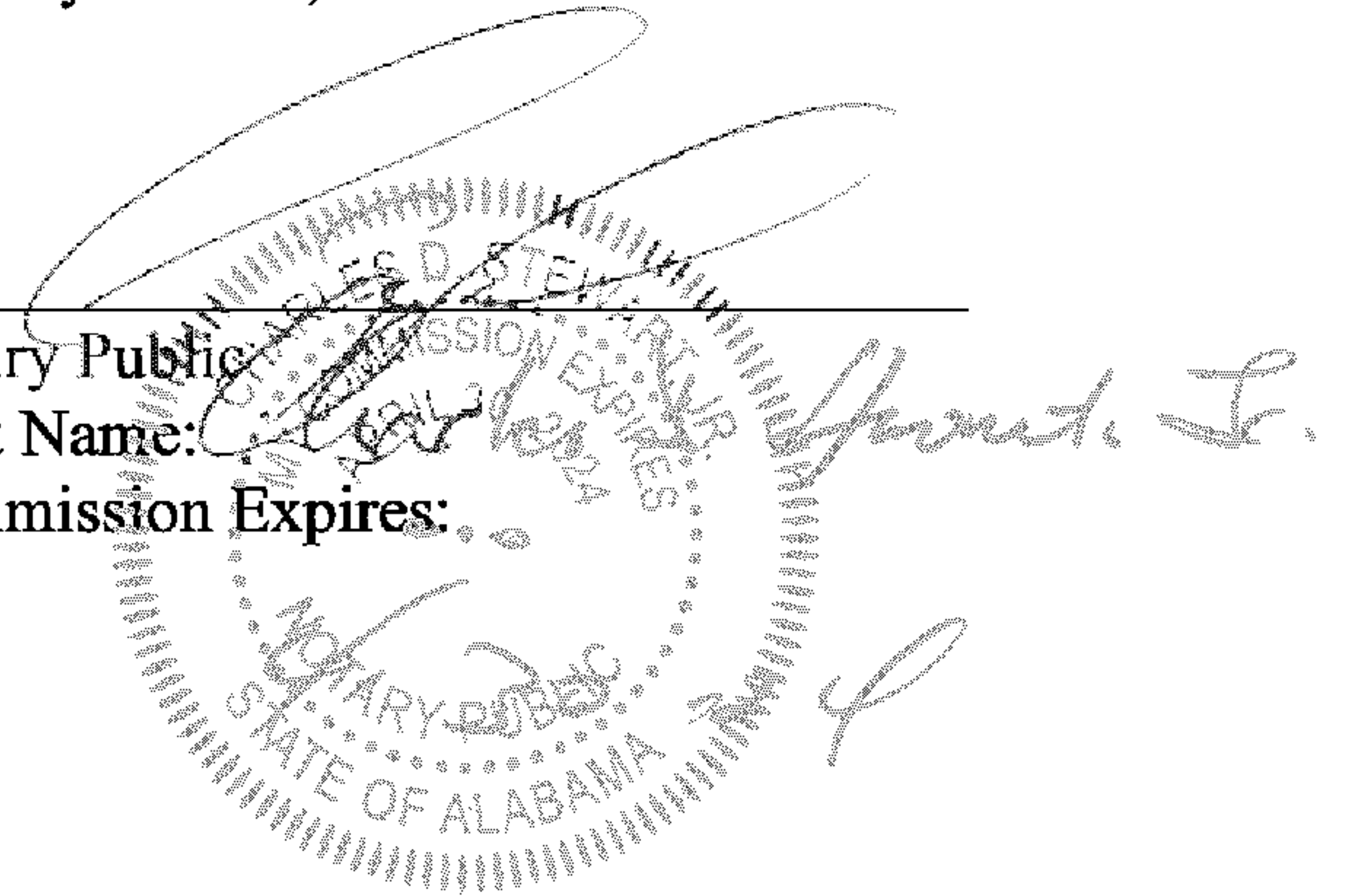
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WESLEY A STEED and JENNIFER STEED whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th 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
07/02/2021 09:18:01 AM
\$1200.00 JOANN
20210702000321810

Allen S. Bayl