

20210716000346140
07/16/2021 12:06:47 PM
DEEDS 1/2

Send tax notice to:
GREGORY A WERNER
7516 SPENCER LANE
HELENA, AL, 35080

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

STATE OF ALABAMA

2021566T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Three Thousand and 00/100 Dollars (\$173,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KRISTI E. AGEE, A SINGLE INDIVIDUAL** whose mailing address is: 1290 Amberley Wood Drive Helena AL 35080 (hereinafter referred to as "Grantors") by **GREGORY A WERNER and MELINDA M WERNER** whose property address is: **7516 SPENCER LANE, HELENA, AL, 35080** 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 42, according to the Survey of Wyndham Townhomes, as recorded in Map Book 22, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

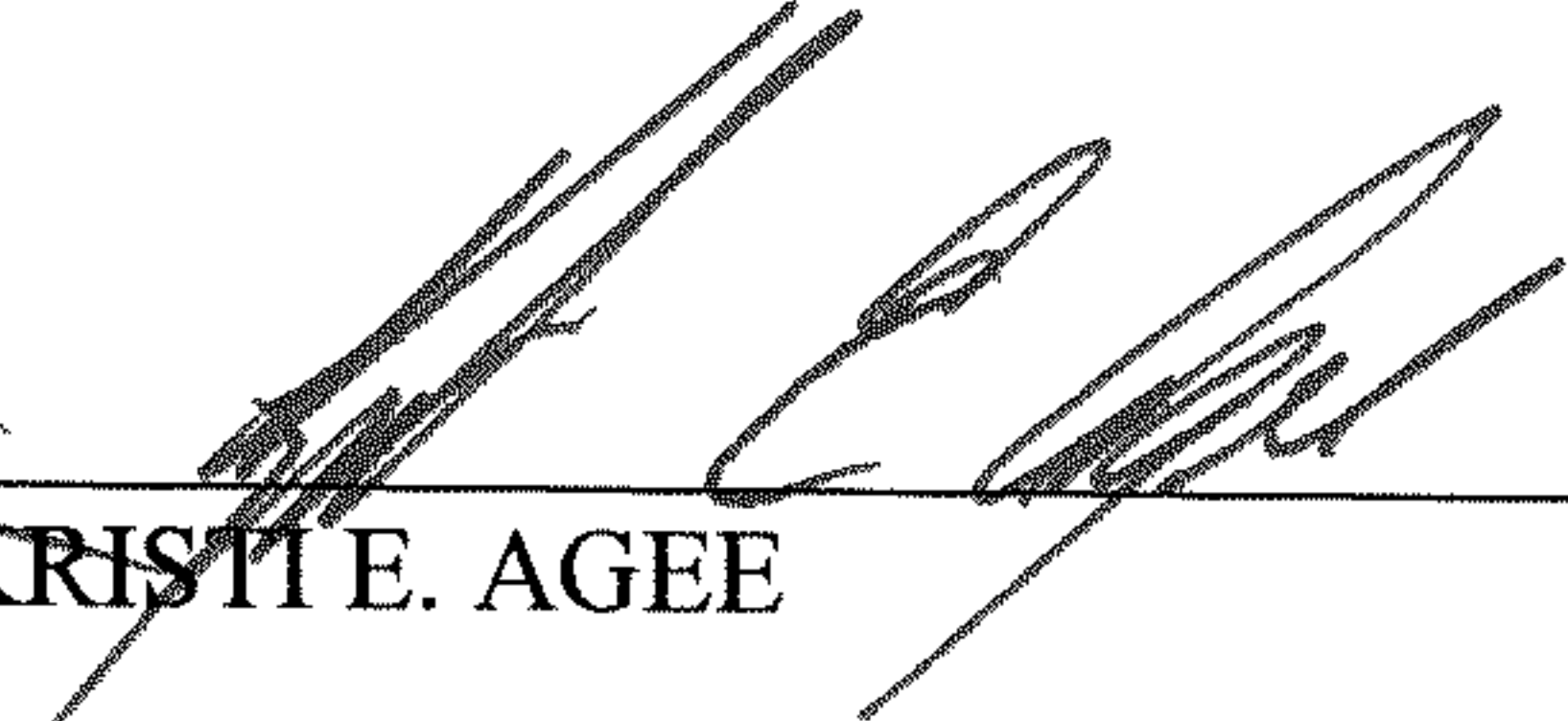
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Wyndham Townhomes, as recorded in Map Book 22, Page 124, in the Office 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, including those recorded in Deed Book 324, page 362.
4. Easement in favor of Alabama Power Company recorded in Real 1, page 332, in the Probate Office of Shelby County, Alabama.
5. Easement to public for driving purposes recorded in Deed Book 311, page 153.
6. Right of way to Shelby County recorded in Volume 154, page 384.
7. Easement to Town of Helena recorded in Deed Book 305, page 394; Deed Book 305, page 396; Deed Book 305, page 398; Deed Book 305, page 400 and Deed Book 305, page 402.
8. Easement to Plantation Pipeline Company recorded in Deed Book 258, page 49; Deed Book 113, page 61 supplemented by Deed Book 180, page 192; Deed Book 258, page 47.
9. Easement to Southern Natural Gas recorded in Deed Book 88, page 551; Deed Book 146, page 301; Deed Book 147, page 579 and Deed Book 213, page 155.
10. Declaration of Protective Covenants recorded in Instrument #1997-21510.
11. Sink Hole Prone Areas including areas underlain by limestone and thus may be subject to lime sink activity as shown in Instrument #1997-21510.

\$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.

14th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of July, 2021.




KRISTI E. AGEE

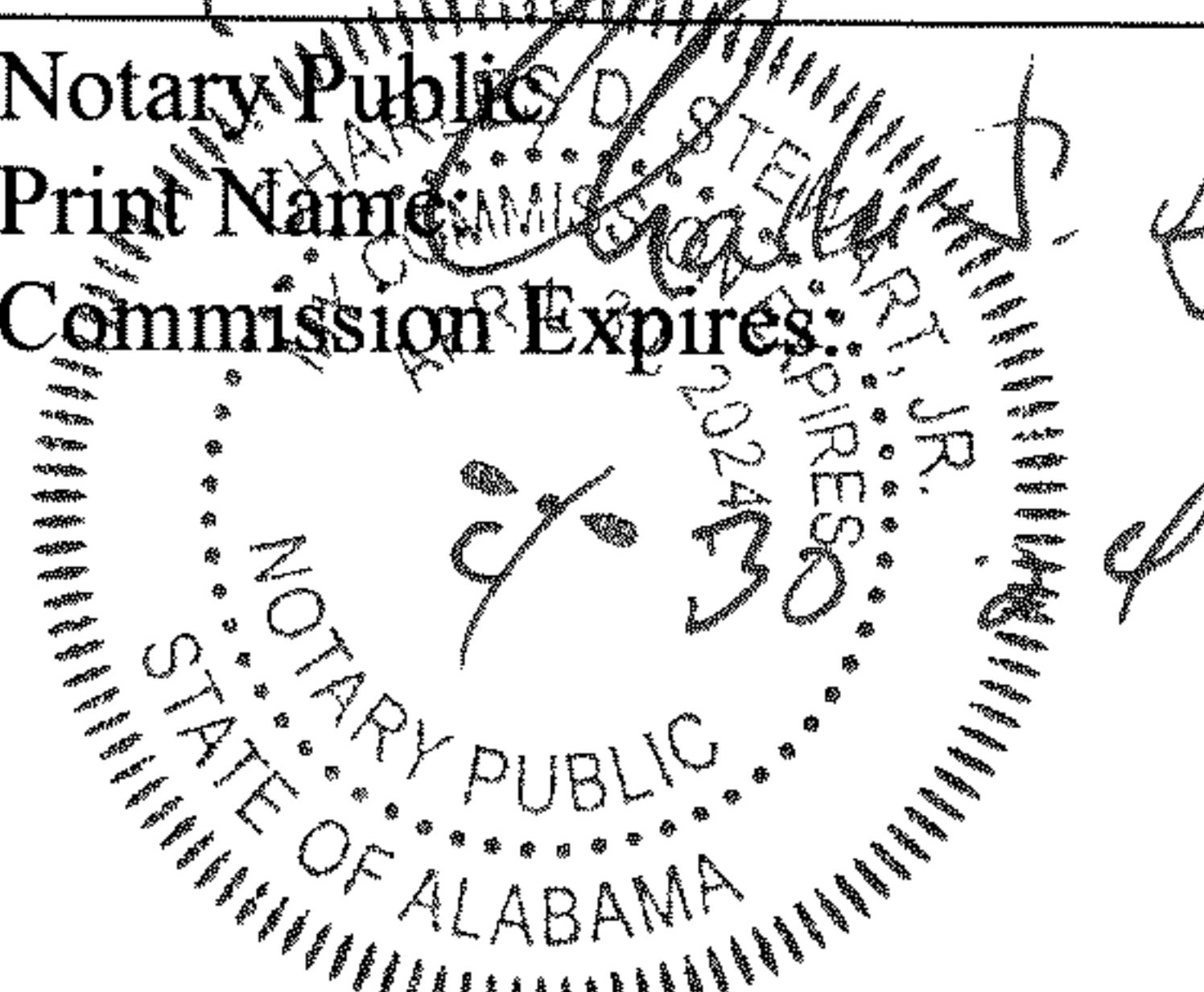
STATE OF ALABAMA

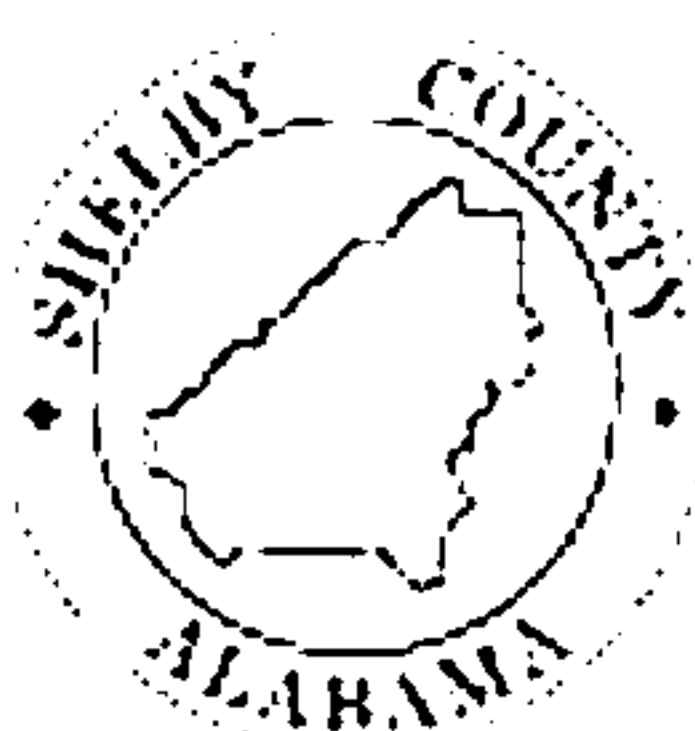
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KRISTI E. AGEE 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 14th day of July, 2021.



Notary Public
Print Name: Christy J. Hunt Sr.
Commission Expires: 7-30-24




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2021 12:06:47 PM
\$198.00 JOANN
20210716000346140

Alvin S. Bayl