

Send tax notice to:
JOHN R MILTON
4917 STONEHENGE 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

2021492T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thirty Thousand and 00/100 Dollars (\$630,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DENNIS W. CARLISLE and PATRICIA H. CARLISLE, HUSBAND AND WIFE**, whose mailing address is 4912 Cahaba Valley Trace, B'ham AL 35242 (hereinafter referred to as "Grantors") by **JOHN R MILTON and EMILY B MILTON** whose property address is **4917 STONEHENGE ROAD, BIRMINGHAM, AL, 35243** 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, to-wit:

Part of Lot 6, according to the Survey of Lee Street Estate, as recorded in Map Book 4, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NW 1/4 of NE 1/4 of Section 22, Township 19 South, Range 2 West; run thence south along said 1/4 - 1/4 section line as established by Indian Forest Estates, 2nd Section as recorded in Map Book 6, page 11, in the Office of the Judge of Probate of Shelby County, Alabama for a distance of 72.50 feet to the point of beginning of the tract of land herein described; continue thence south along said 1/4 - 1/4 section line for a distance of 403.09 feet to a point; thence 117°26' left and run northeasterly for a distance of 599.11 feet to a point on a 50 foot radius cul-de-sac on Ridge Drive; thence 89°59'58" left to the chord line of an arc and along said arc on the cul-de-sac right of way for a distance of 62.64 feet to a point, said arc being subtended by a central angle of 71°46'37" and having a chord length of 58.62 feet; thence run northwesterly radial to said cul-de-sac right of way for a distance of 510.28 feet to the point of beginning of the tract of land herein described.

SUBJECT TO:

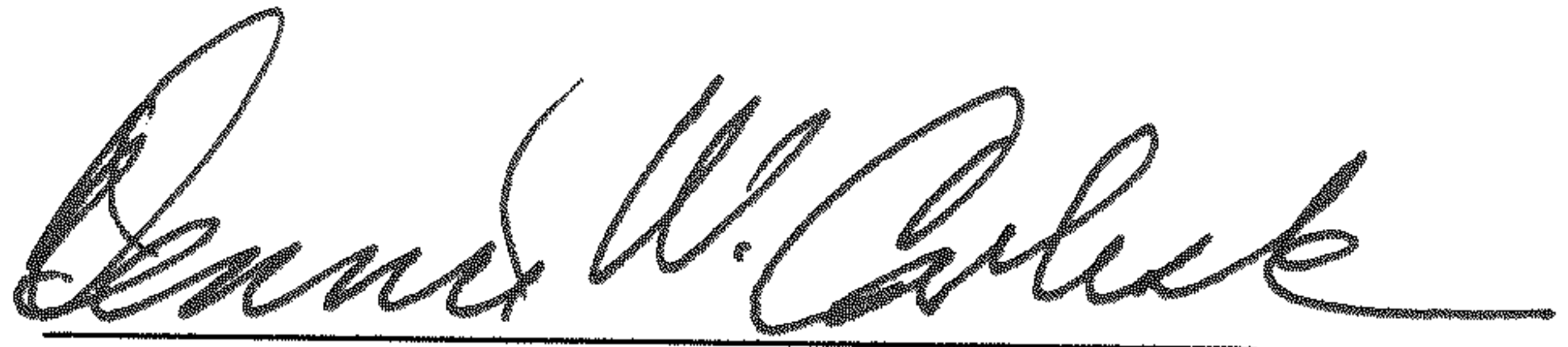
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Lee Street Estate, as recorded in Map Book 4, Page 80, in the Office 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.

\$478,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 26th day of July, 2021.



DENNIS W. CARLISLE

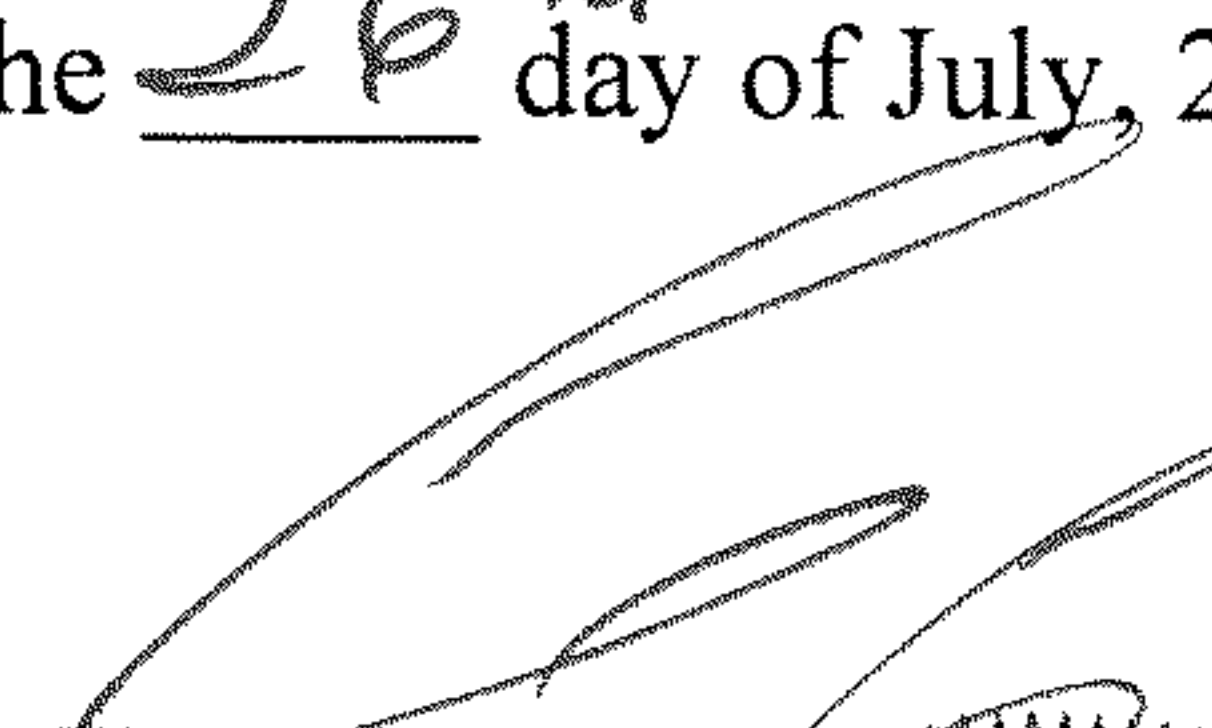


PATRICIA H. CARLISLE

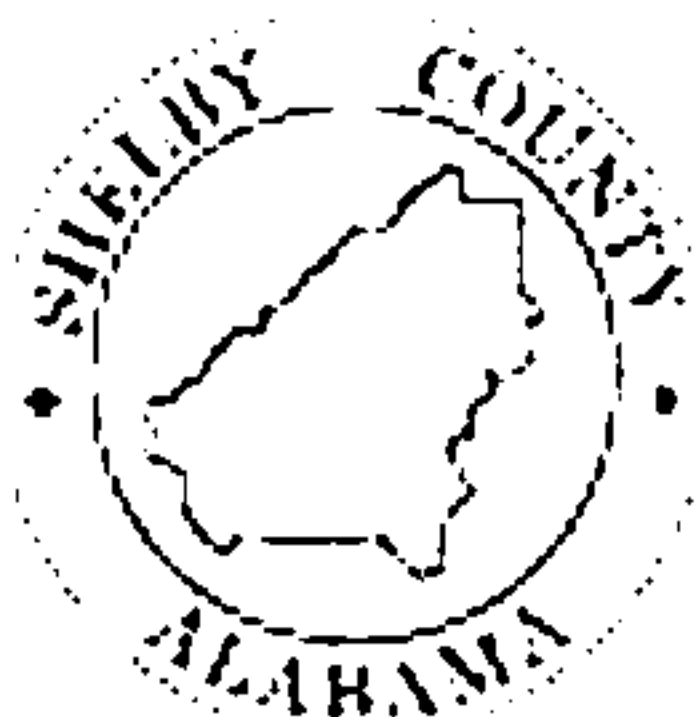
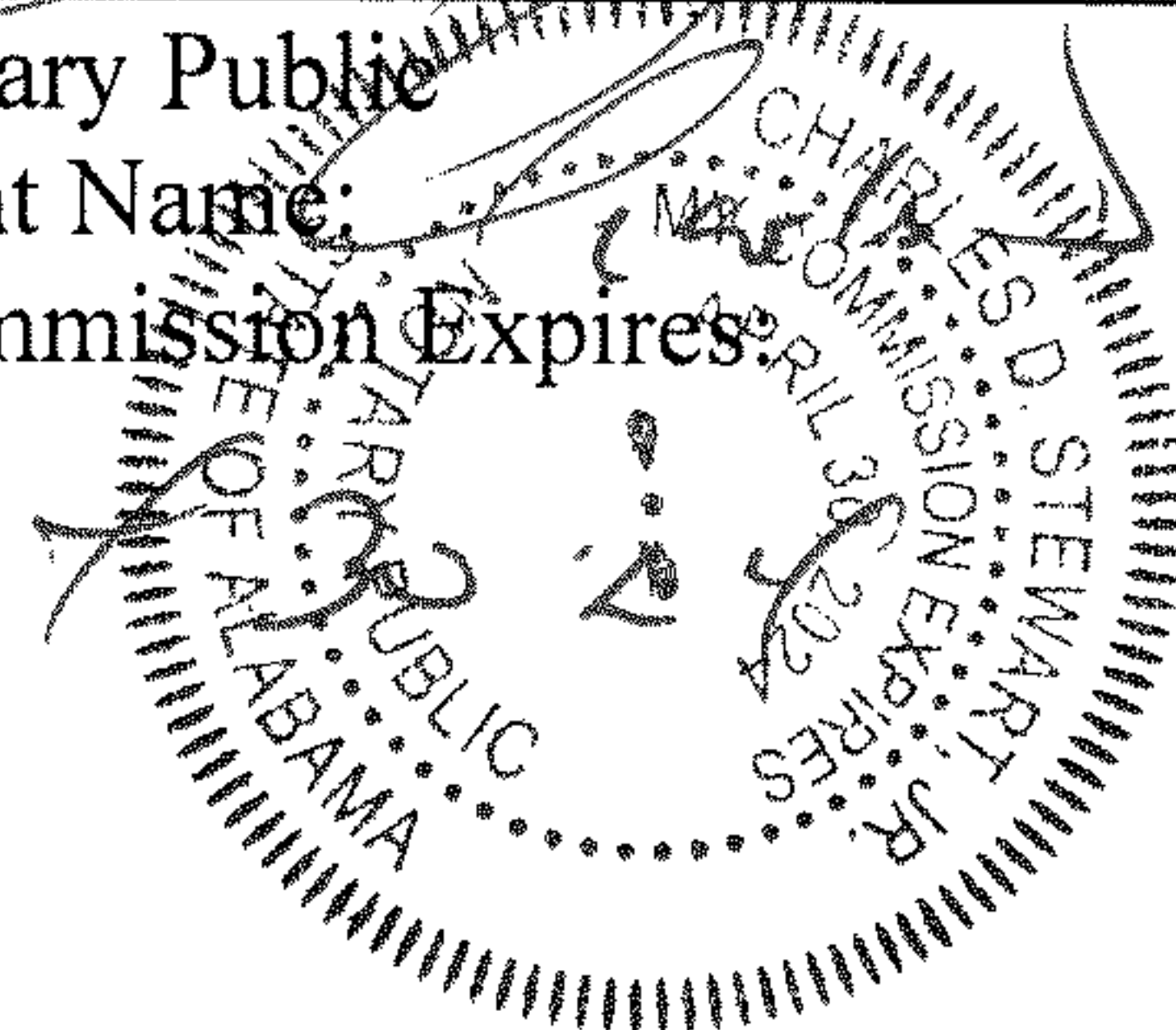
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENNIS W. CARLISLE and PATRICIA H. CARLISLE 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 26th day of July, 2021.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2021 02:03:19 PM
\$176.50 CHERRY
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