

20210803000374120
08/03/2021 10:23:39 AM
DEEDS 1/2

Send tax notice to:
TODD B WALDRIP
408 SAINT ANNES DRIVE
BIRMINGHAM, AL, 35244

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

STATE OF ALABAMA
Shelby COUNTY

2021522T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$575,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES W SHARPE and ROBERTA G SHARPE, HUSBAND AND WIFE** whose mailing address is: 1361 Moss St, New Orleans, LA 70119 (hereinafter referred to as "Grantors") by **TODD B WALDRIP** whose property address is: **408 SAINT ANNES DRIVE, BIRMINGHAM, AL, 35244** 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 4, according to the Survey of Heatherwood, Second Sector, as recorded in Map Book 8, Page 28A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and Survey of Heatherwood, Second Sector, as recorded in Map Book 8, Page 28A & B, in the Probate Office 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.
4. Articles of Incorporation of Heatherwood Homeowner's Association, Inc., as recorded in Instrument #20030411000221760; amended in Instrument #20070111000016540 and Instrument #20100204000035140.
5. Covenants, Conditions and Restrictions as recorded in Real 70, page 173; Book 37, page 537; amended in Instrument #1998-23623.
6. Right of way to Southern Bell Telephone and Telegraph Company recorded in Volume 329, page 423.
7. Right of way to Alabama Power Company recorded in Volume 318, page 16 and Volume 337, page 267.
8. Restrictions regarding Alabama Power Company recorded in Misc. Volume 39, page 980 and Misc. Volume 39, page 981.
9. Agreement as recorded in Instrument #20030411000221790.
10. Restrictions recorded in Instrument #2000-30918; Instrument #20030411000221790; Instrument #20030411000221770 and Instrument #20030411000221780.

\$275,000.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of July, 2021.

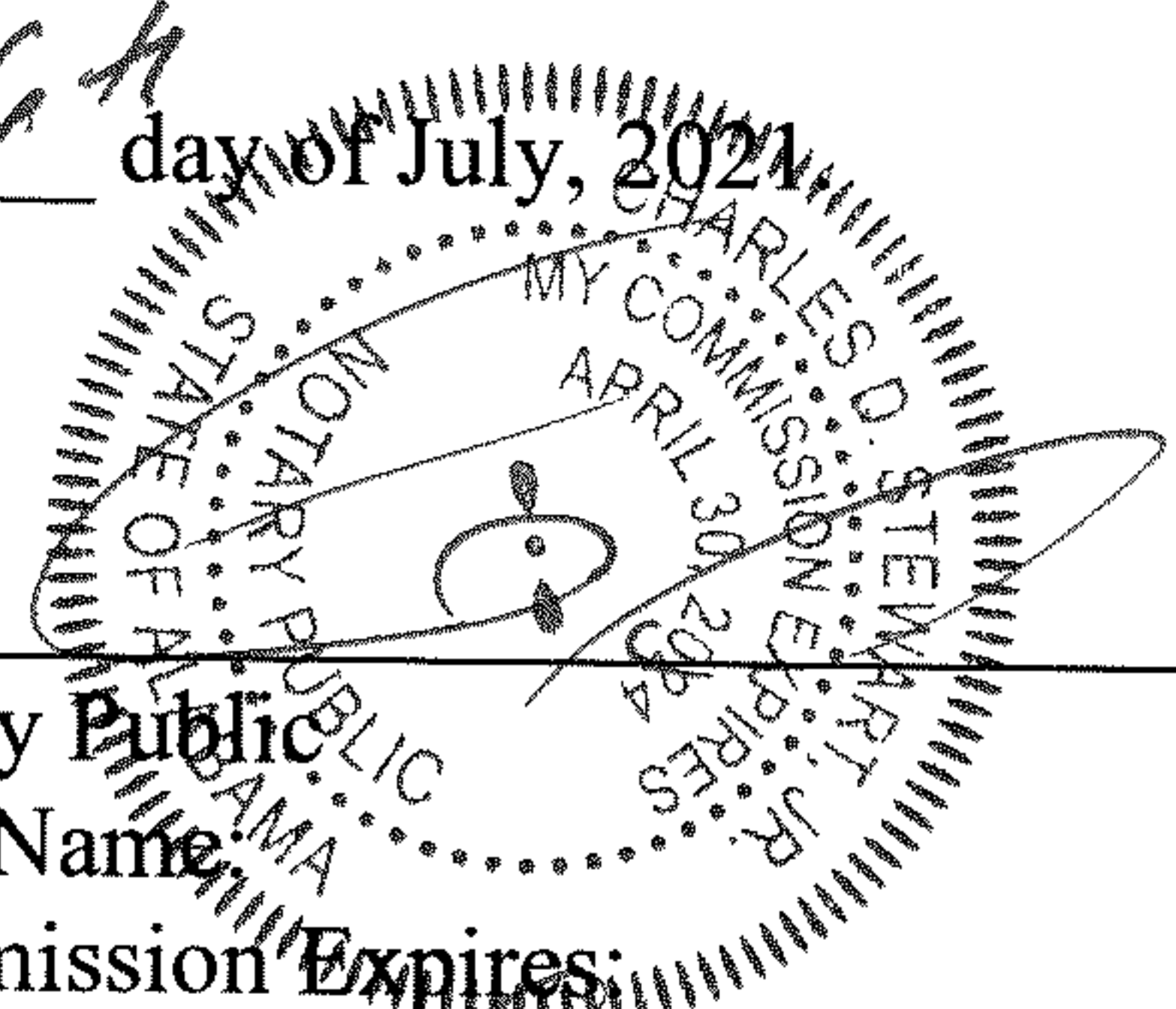

JAMES W SHARPE

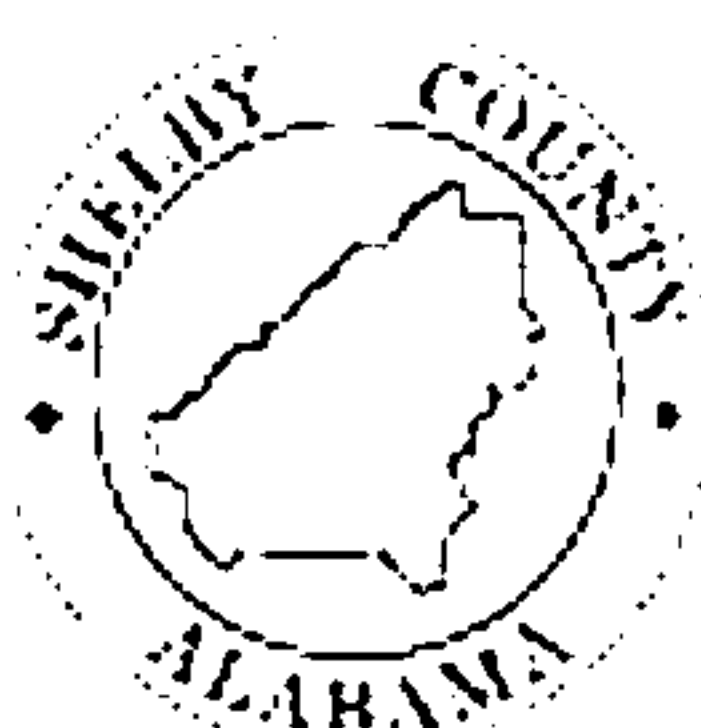

ROBERTA G SHARPE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES W SHARPE and ROBERTA G SHARPE 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: 4 30 24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2021 10:23:39 AM
\$325.00 JOANN
20210803000374120

