

Send tax notice to:
STEVEN MICHAEL FARLEY
3113 BRADFORD PLACE
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

2021581T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT D WALLEY and NICHELLE S WALLEY, HUSBAND AND WIFE**, whose mailing address is 100 Royal Oak Drive Canton GA 30115 (hereinafter referred to as "Grantors") by **STEVEN MICHAEL FARLEY AND MEGAN FARLEY** whose property address is: **3113 BRADFORD PLACE, BIRMINGHAM, AL, 35242** 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:

Lot 3, in Block 1, according to the Survey of Windsor Estates, as recorded in Map Book 9, Page 132A & B, 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 Windsor Estates, as recorded in Map Book 9, Page 132A & B, 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 or listed in Schedule B, including those recorded in Deed Book 324, page 87. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Covenants, Conditions and Restrictions as recorded in book 57, page 767.
5. Right of way granted to Alabama Power Company in Deed Book 129, page 547; Deed Book 277, page 27 and Book 65, page 513.
6. Restrictions in favor of Alabama Power Company recorded in Book 62, page 605 and Book 62, page 608.
7. Right of way granted to Shelby County recorded in Deed Book 177, page 31.

\$440,000.00 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 29th day of July, 2021.


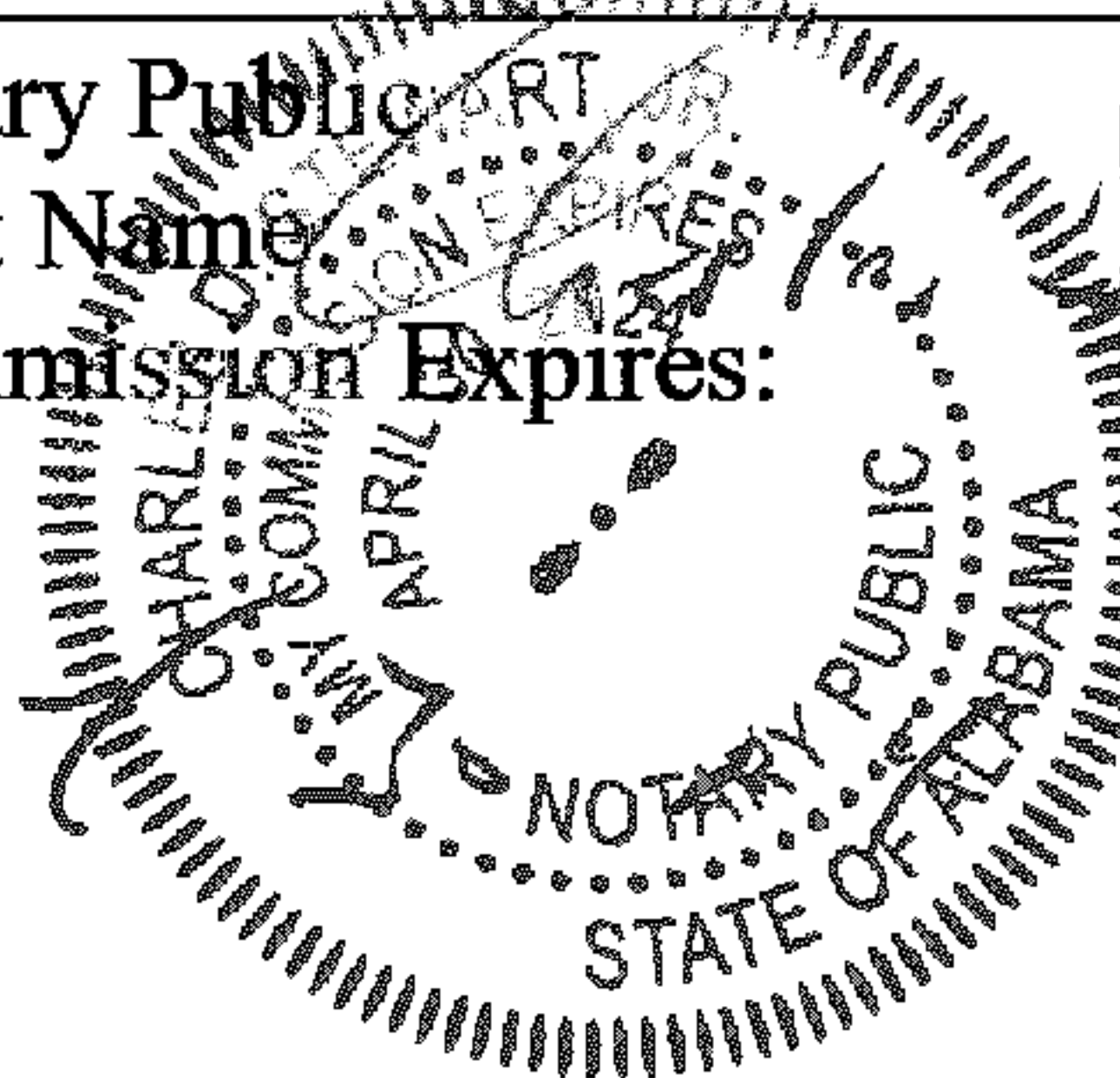

ROBERT D WALLEY


NICHELLE S WALLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT D WALLEY and NICHELLE S WALLEY whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2021.


Notary Public
Print Name: Charles D. Joann
Commission Expires: April 24, 2024
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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2021 12:12:41 PM
\$135.00 JOANN
20210803000375100

Allie S. Boyd