

20210804000377450
08/04/2021 10:38:48 AM
DEEDS 1/2

Send tax notice to:
HEATH RYAN FIKE
113 HILLCREST DRIVE
MONTEVALLO, AL, 35115

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

STATE OF ALABAMA

2021589T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **REBECCA J ADAMS, A SINGLE INDIVIDUAL** whose mailing address is: **441 RIVER CREST DRIVE N, HELENA, AL 35080** (hereinafter referred to as "Grantors") by **HEATH RYAN FIKE and ELIZABETH SELLERS FIKE** whose property address is: **113 HILLCREST DRIVE, MONTEVALLO, AL, 35115** 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 183, Lakes at Hidden Forest Phase 1, according to the plat thereof, as recorded in Map Book 36, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

PROPERTY ADDRESS: 113 HILLCREST DRIVE, MONTEVALLO, AL 35115

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 The Lakes at Hidden Forest Phase 1, according to the plat thereof, as recorded in Map Book 36, Page 115, 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.
4. Articles of Incorporation of The Lakes at Hidden Forest Homeowner's Association, Inc., as recorded in Instrument #20181005000356540; together with Hidden Forest By-Laws Recorded in Instrument #20160520000172920.
5. Covenants, Conditions and Restrictions as recorded in Instrument #20061120000567220.
6. Easement granted to Alabama Power Company recorded in Instrument #20061212000600970 and Instrument #2006041400073920.
7. Easement granted to GNC, LLC recorded in Instrument #20040623000343040.

\$237,500.00 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.

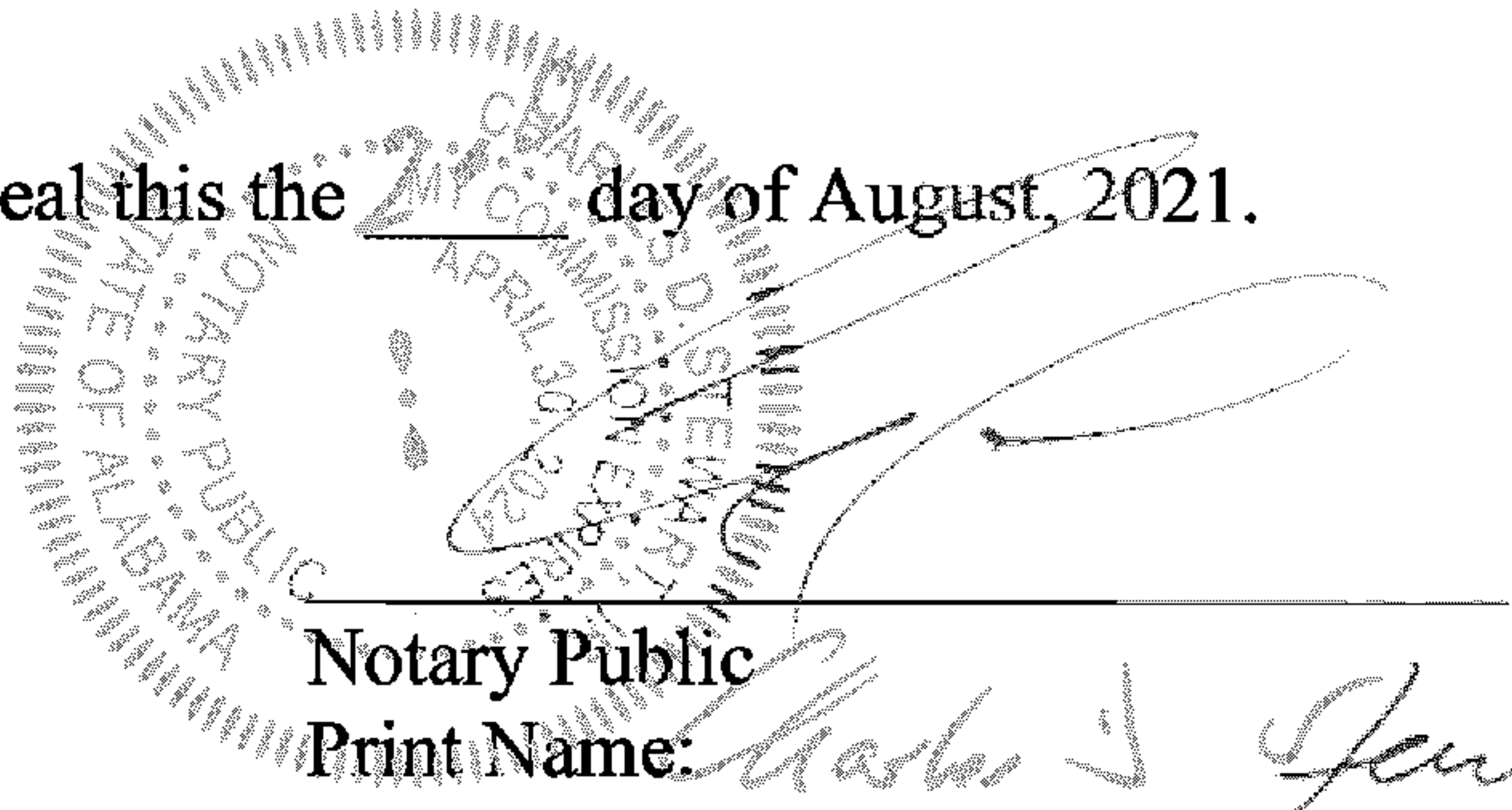
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of August, 2021.

Rebecca J Adams
REBECCA J ADAMS

STATE OF ALABAMA
COUNTY OF SHELBY

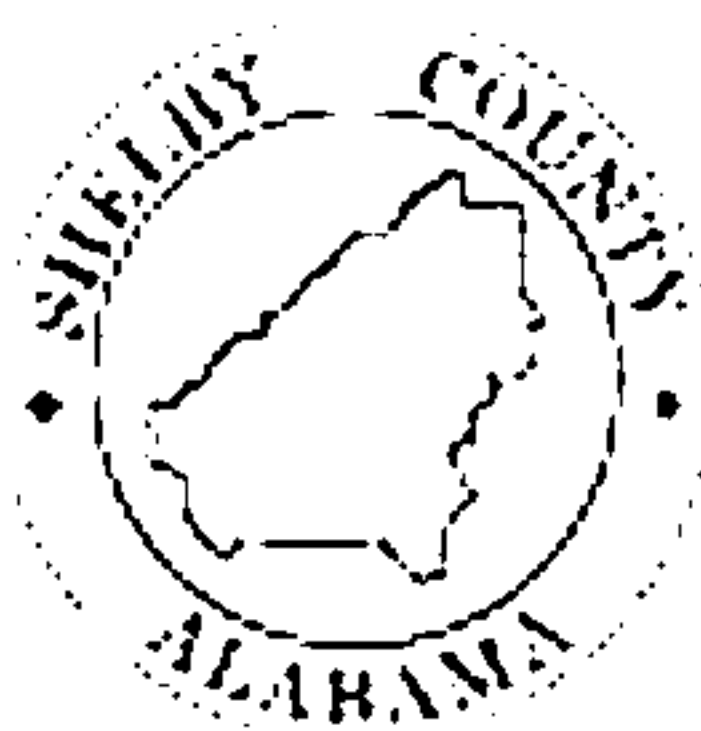
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REBECCA J ADAMS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they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

Given under my hand and official seal this the 2nd day of August, 2021.


Notary Public

Print Name: Charles J Stewart Jr

Commission Expires: 4/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2021 10:38:48 AM
\$37.50 JOANN
20210804000377450

Allie S. Bayl