

Send tax notice to:
CHRISTOPHER JAMES HOLLON
3200 TAM O'SHANTER LANE
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

2021616

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LINDA S CULVERHOUSE, A SINGLE INDIVIDUAL**, whose mailing address is 523 Orchard Circle Dothan, AL 36305 (hereinafter referred to as "Grantor") by **CHRISTOPHER JAMES HOLLON and RENEE HOLLON** whose property address is: **3200 TAM O'SHANTER LANE, BIRMINGHAM, AL, 35242** 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 3, Block 6, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Page 135 & 136, in the Probate Office 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. Easements, building lines, and restrictions as shown on recorded plat.
3. Right of way granted to Alabama Power Company recorded in Deed Volume 281 page 497 in Probate Office.
4. Restrictions and covenants appearing of record in Misc. Book 5, page 625 and Shelby Real Volume 374 page 556 in Probate Office.
5. Agreement with Alabama Power Company recorded in Misc. Book 5 page 626 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$360,000.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that it is 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.

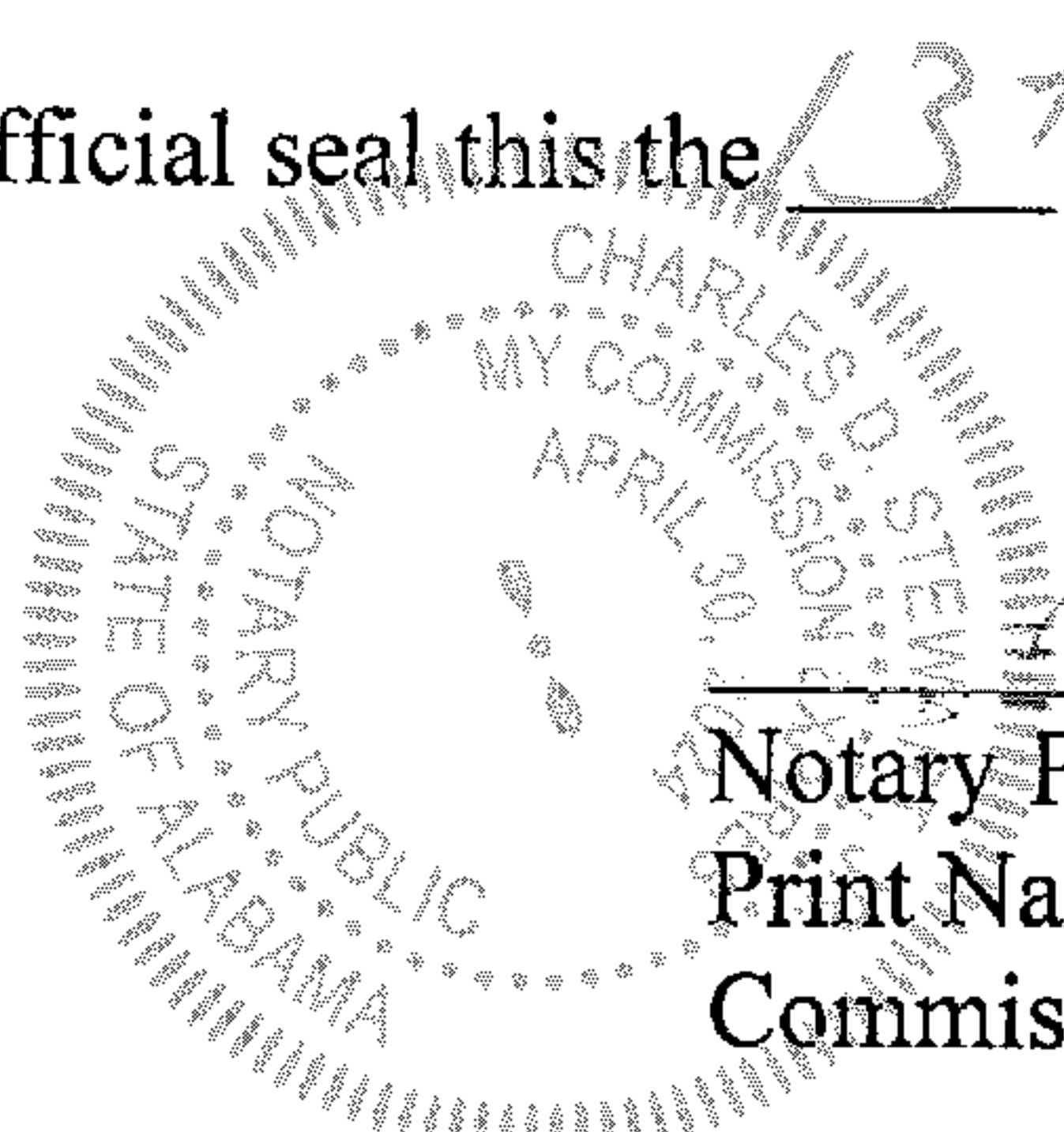
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 13th day of August, 2021.


LINDA S CULVERHOUSE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDA S CULVERHOUSE, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of August, 2021.


Notary Public
Print Name: Charles D Stewart
Commission Expires: 4 30 22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2021 09:06:41 AM
\$115.00 JOANN
20210817000399870

Alli S. Boyd