

Send tax notice to:
RICHARD P NIEVES
1545 LAURENS STREET
HOOVER, 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

2021651

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-One Thousand and 00/100 Dollars (\$351,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DANIEL DAY and JULIE E. MCCUNE DAY, HUSBAND AND WIFE,** whose mailing address is 1371 Starcross Drive, Vestavia Hills, AL 35246 (hereinafter referred to as "Grantors") by **RICHARD P NIEVES and ALETHEA NIEVES** whose property address is: **1545 LAURENS STREET, HOOVER, 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 96A, according to the Final Plat of the Residential Subdivision Beaumont, Phase 4, Resurvey of Lots 85-99 and 102-110, as recorded in Map Book 39 page 83, 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. Subject to all matters as set forth on the plat recorded in Map Book 39, page 83 in the Probate Office.
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, and recorded in Misc. Volume 5 page 355; Misc. Volume 4, page 442 and Misc. Volume 48 page 427 in Probate Office.
4. Restrictive Covenants and grant of land easement to Alabama Power Company recorded in Instrument No. 20070418000180130 and Instrument No. 20070418000180130 in the Probate Office.
5. Agreement for Covenants recorded in Instrument 20060607000270390 in Probate Office.
6. Articles of Incorporation of Beaumont Homeowners Association recorded in Land Record 200763 page 4618 in Probate Records of Shelby County, Alabama.
7. Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision, recorded in Instrument No. 20070626000297880; Amended and Restated in Instrument No. 20071130000543120; Amended in Instrument No. 20080814000326670 in Probate Office.

8. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20060411000166620 in Probate Office.

\$311,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

JULIE E. MCCUNE DAY IS ONE AND THE SAME PERSON AS JULIE E. MCCUNE.

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 31 day of August, 2021.

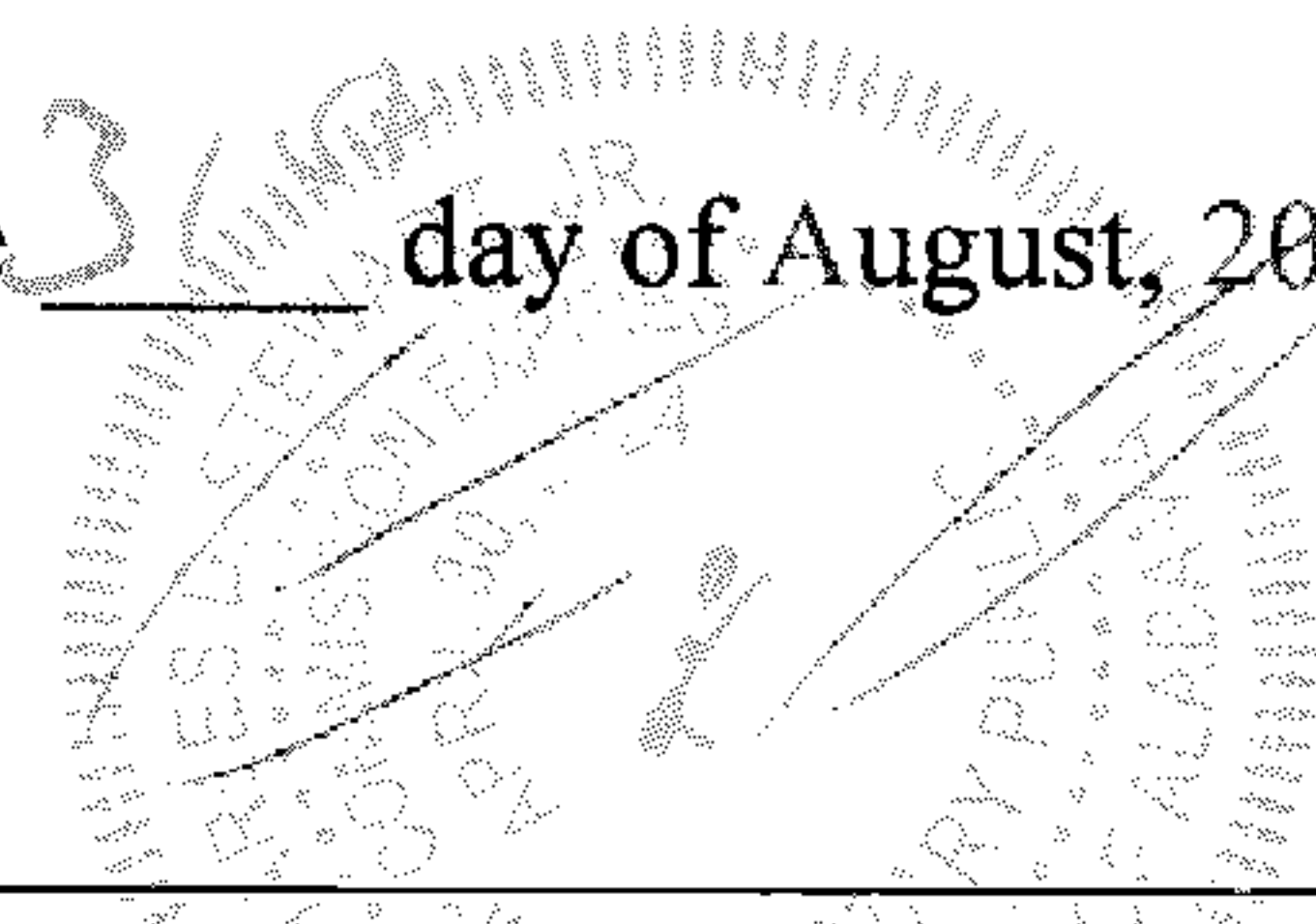
[Handwritten Signature]
DANIEL DAY

[Handwritten Signature]
JULIE E. MCCUNE DAY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL DAY and JULIE E. MCCUNE DAY, 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 31 day of August, 2021.



Notary Public
Print Name: *[Handwritten Name]*
Commission Expires: *[Handwritten Date: 8-30-24]*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2021 01:15:13 PM
\$65.00 BRITTANI
20210901000427220

[Handwritten Signature]