

20210921000459100
09/21/2021 09:46:35 AM
DEEDS 1/2

Send tax notice to:
JAMES D DAUGHERTY
384 AMHERST DRIVE
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

2021708

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand Five Hundred and 00/100 Dollars (\$370,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN C COX and ARLENE T COX, husband and wife** whose mailing address is: 6410 Loua St: Diamondhead MS 39525 (hereinafter referred to as "Grantors") by **JAMES D DAUGHERTY** whose property address is: **384 AMHERST DRIVE, HOOVER, 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 60, according to the Survey of Greystone Village Phase I, as recorded in Map Book 20, Page 32, 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. 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
3. Easement(s), building line(s) and restriction(s) as shown on recorded map.
4. Restrictions appearing of record In Inst. No. 2007-43518, Inst. No. 2015-6548, Inst. No. 2015-8641 and Inst. No. 2017-36818.
5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2015-35048; Inst No. 2015-8445 and Inst No. 2015-32407.

\$0.00 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 20th day of September, 2021.

John C. Cox
JOHN C COX

Arlene T. Cox
ARLENE T COX

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN C COX and ARLENE T COX 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 20th day of September, 2021.

Charles D. Stewart J.
Notary Public
Print Name: Charles D Stewart J.
Commission Expires:
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2021 09:46:35 AM
\$395.50 JOANN
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Allie S. Bayl