

Send tax notice to:
BROOKE TOWNSEND LOTT
1519 INVERNESS COVE 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

2021804T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Five Thousand Seven Hundred Seventy-Four and 00/100 Dollars (\$255,774.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES TAYLOR and STACEY G. TAYLOR, HUSBAND AND WIFE**, whose mailing address is 2247 SUMMIT CV HOOPER, AL 35242 (hereinafter referred to as "Grantors") by **BROOKE TOWNSEND LOTT and CYNTHIA COSTE LOTT** whose property address is: **1519 INVERNESS COVE LANE, 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 121-A, according to the survey of Final Plat of Residential Subdivision of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, page 110-A & B, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, page 110 A & B, in the Probate Office 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. 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. Articles of Incorporation of the Inverness Cove Residential Association, Inc. as recorded in Instrument #20050913000474450.
5. Covenants, Conditions and Restrictions as recorded in Instrument #20050113000020870; Instrument #20050804000396590; Instrument #20051006000521560 and amended in Instrument #20060130000047870.
6. Easement to Alabama Power Company recorded in Real 365, page 819; Instrument #20050804000396590; Instrument #20051031000563550 and Instrument #1994-34517, in the Probate Office of Shelby County, Alabama.


7. Right of way to Alabama Power Company recorded in Deed Volume 306, page 10; Real 84, page 298; Real 127, page 54 and Real 3318, page 27, in the Probate Office of Shelby County, Alabama.
8. Easement to the City of Hoover, Alabama as recorded in Real 365, page 871 and Instrument #1998-24499, in the Probate Office of Shelby County, Alabama.


\$217,107.00 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 25th day of October, 2021.

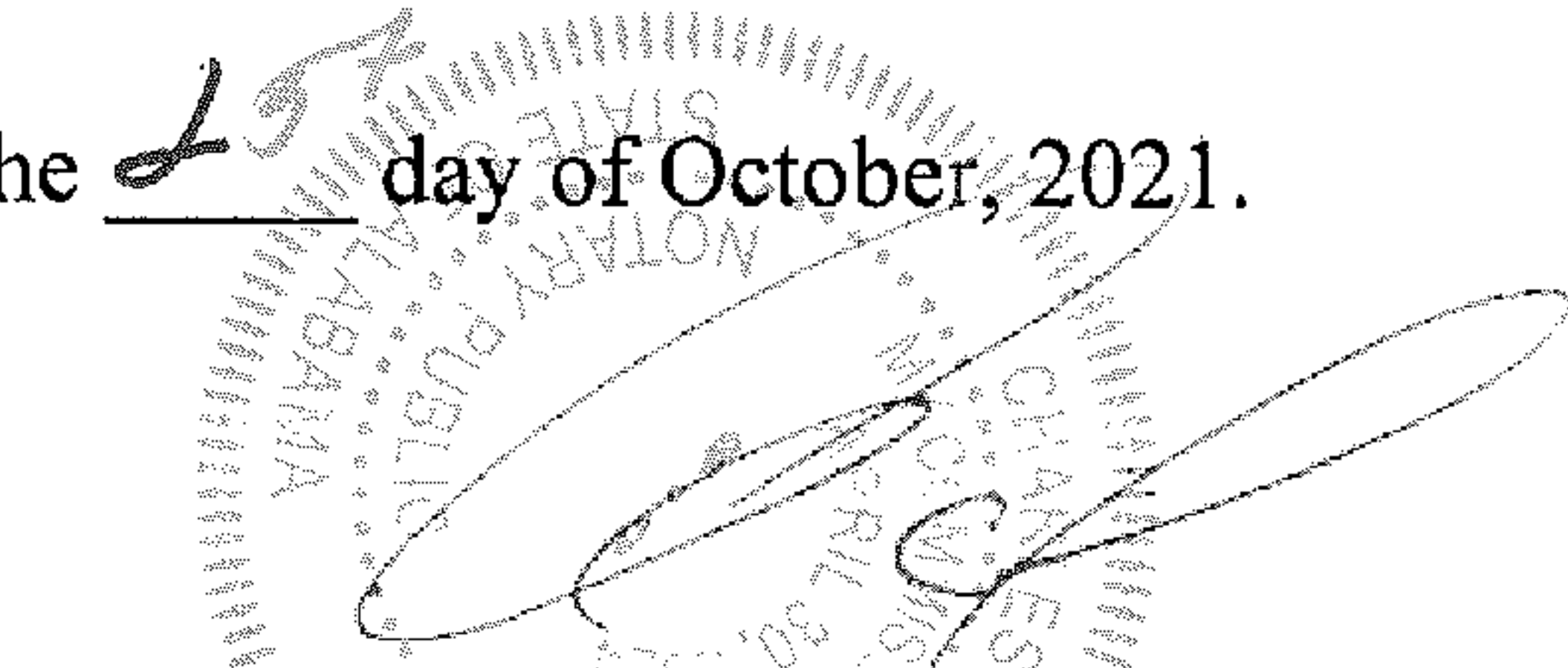

JAMES TAYLOR


STACEY G. TAYLOR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES TAYLOR and STACEY G. TAYLOR 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 25th day of October, 2021.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 7-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2021 12:53:45 PM
\$64.00 CHERRY
20211027000520910

Allen S. Boyd