

Send tax notice to:
PATRICIA H OH
2222 LAKE HEATHER CIRCLE
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
Shelby COUNTY

2021871

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$2,750,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **IVA JOAN ALLINDER, A SINGLE INDIVIDUAL** whose mailing address is: 161 W. Hewitt Rd. Suite 200 FL 32845 (hereinafter referred to as "Grantor") by **PATRICIA H OH and ANASTASIA Y DY and SIN CHEAN YOE** whose property address is: **2222 LAKE HEATHER CIRCLE, 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 1, according to the Survey of 2nd Addition to Lake Heather Estates, Givianpour's Addition to Inverness, as recorded in Map Book 21, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easements and building line as shown on recorded map.
3. Less and except any part lying within Lake Heather.
4. Restrictions and covenants appearing of record in Inst. No. 1999-49614.
5. Right of first refusal as recorded in Inst. No. 2000-2238.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and Immunities relating thereto as recorded in Deed Book 5, Page 355; Deed Book 4, Page 442 and Deed Book 48, Page 427.
7. Rights of others to use the easement as set out in deed recorded Instrument No. 1992-18226. Covenants and provisions regarding Road Improvements as set out in the deed from Metropolitan Life Insurance Company to Lake Heather Development Co., Inc. recorded as Inst. No. 1992-18226 and Inst. No. 1992-28078.
8. Restrictions, limitations and conditions as set out in Map Book 21, Page 129.
9. Rights of others to the use of Heather Lake.
10. Deed and agreement by and between, Metropolitan Life Insurance Company, Inverness Point Homeowners Associations, Inc., and the City of Hoover, in regard to sanitary sewage treatment facility as recorded in Real 314, Page 561 and Agreement and assignment as recorded in Real 328, Page 64 and supplemental deed and agreement in Real 385, Page 876.
11. Declaration of Protective Covenants attached to and made a part of the deed from Metropolitan Life Insurance Company to Lake Heather Development Company, Inc. recorded as Inst. No. 1992-18226 and amended as Inst. No. 1992-26078.
12. Private subdivision agreement by and between Lake Heater Development Company, Inc. and the City of Hoover as recorded as Inst. No. 1992-28077.
13. Release of damages, restrictions, modification, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as reference in Deed recorded in Inst. No. 1993-30459.
14. Incorporation of Lake Heather Homeowners Association as set out in Inst. No. 1992-18575 amended by Inst No. 1995-21442.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

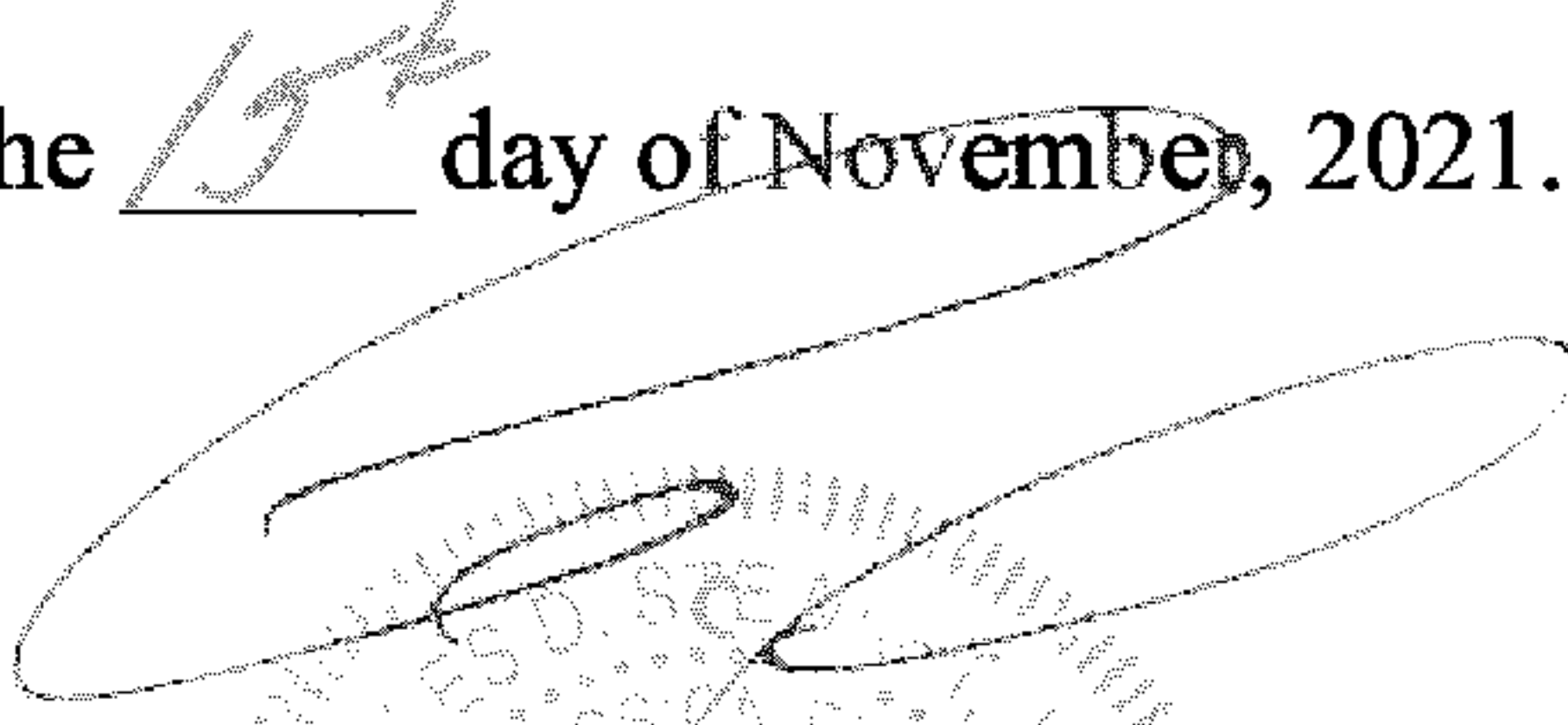
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of November, 2021.

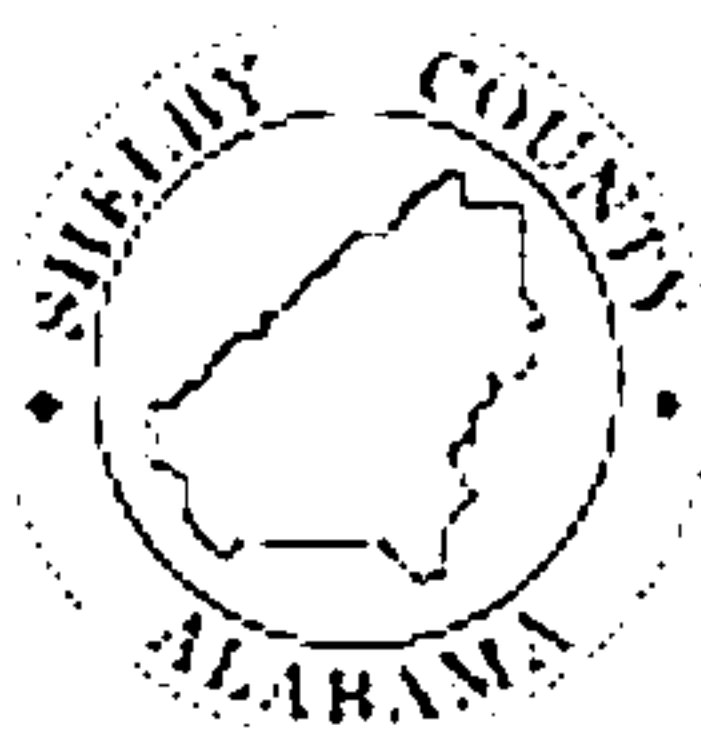

IVA JOAN ALLINDER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that IVA JOAN ALLINDER 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 15th day of November, 2021.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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