

Send tax notice to:
JASON BARNETTE
320 NEW HOPE MOUNTAIN ROAD
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021749

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RICHARD SCOTT PERKINS and JEANNE PERKINS, HUSBAND AND WIFE**, whose mailing address is **P. O. BOX 240245, ECLECTIC, ALABAMA 36024**, (hereinafter referred to as "Grantors") by **JASON E. BARNETTE and ELIZABETH BARNETTE** whose property address is: **320 NEW HOPE MOUNTAIN ROAD, PELHAM, AL, 35124** 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 1, according to the survey of Raric Estates, as recorded in Map Book 9, page 140, 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. Building lines and easements as shown on recorded map.
3. Restrictions appearing of record in Real 105 page 724 and Real 60 page 820 in Probate Office.
4. Grant of Land Easement with Restrictive Covenants to Alabama Power Company recorded in Real 126 page 124 in Probate Office.
5. Agreement with Alabama Power Company recorded in Real 126 page 125 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, as recorded in Deed Book 246 page 877 in Probate Office.
7. Agreement regarding Restrictive Covenants recorded in Real 225 page 134 in Probate Office.


\$225,000.00 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 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 15th day of November, 2021.

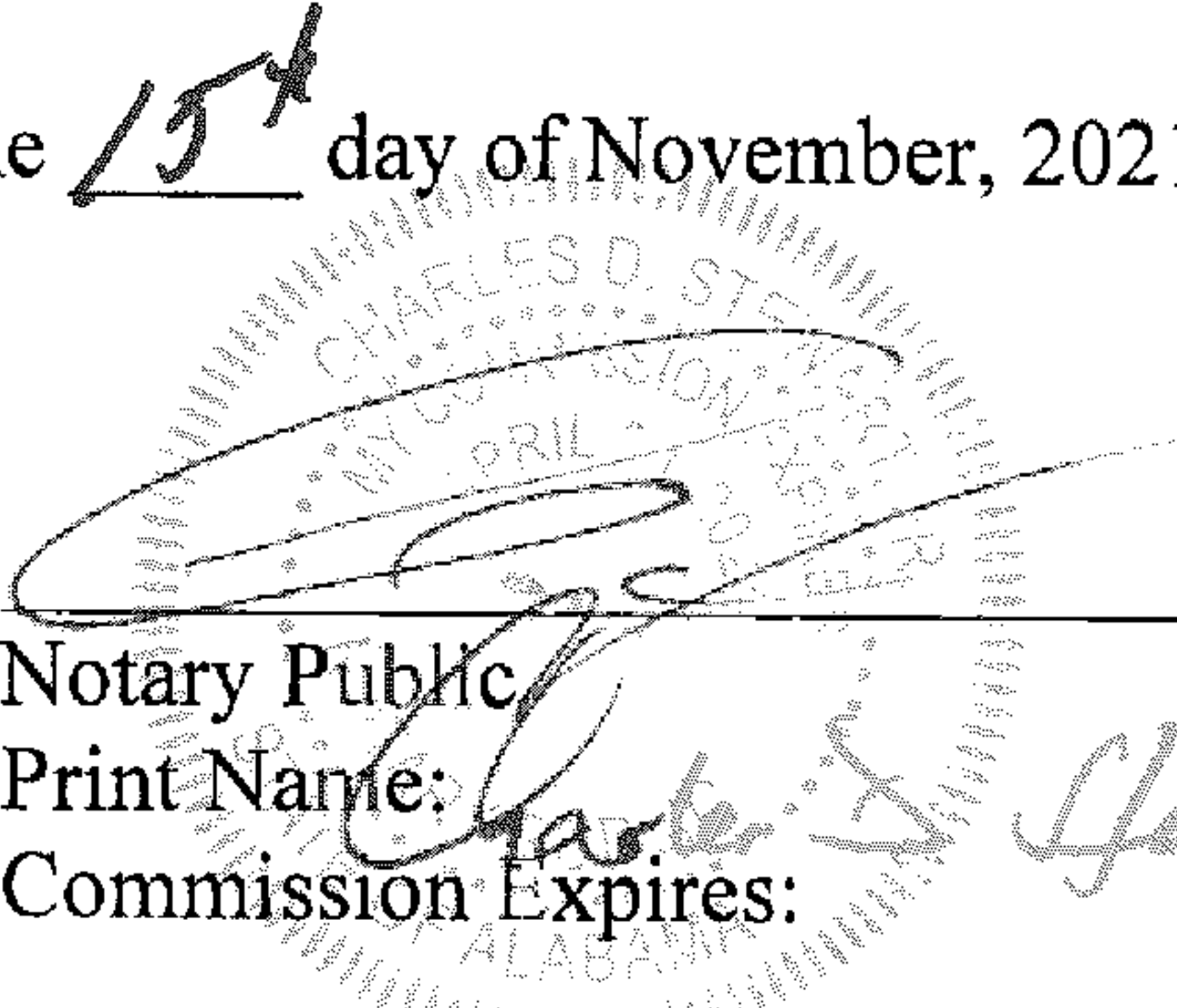

RICHARD SCOTT PERKINS


JEANNE PERKINS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD SCOTT PERKINS and JEANNE PERKINS 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 15th day of November, 2021.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2021 03:33:11 PM
\$450.00 KIMBERLY
20211116000552160

