

Send tax notice to:
TYLER BEWLEY
2101 ROYAL FERN LANE
HOOVER, AL, 35244

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

STATE OF ALABAMA.

2021743T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Five Thousand and 00/100 Dollars (\$535,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHELLY WEISENFELD, AN UNMARRIED INDIVIDUAL**, whose mailing address is 123 Truman Drive, Trondale, AL 35210 (hereinafter referred to as "Grantor") by **TYLER BEWLEY and MALEND A BEWLEY, AND JOE A. PENNINGTON** whose property address is: **2101 ROYAL FERN LANE, HOOVER, AL, 35244** 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 2332, according to the Survey of Riverchase Country Club, 23rd Addition, as recorded in Map Book 10, Page 11, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

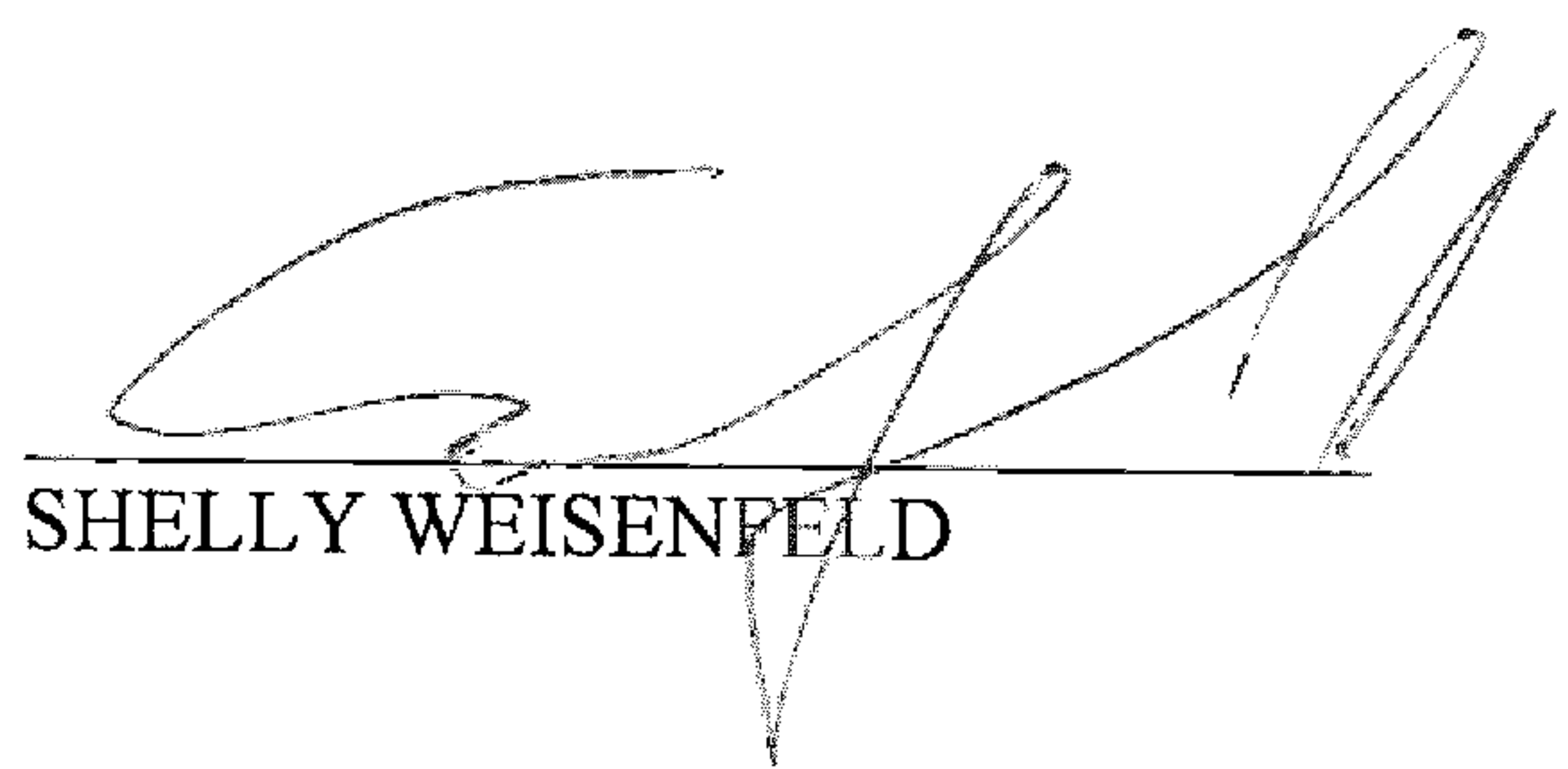
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Riverchase Country Club, 23rd Addition, as recorded in Map Book 10, Page 11, 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. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Right of way to Alabama Power Company recorded in Real Book 89, page 783.
5. Agreement with Alabama Power Company recorded in Real Book 83, page 988.
6. Covenants, Conditions and Restrictions recorded in Book 14, Page 536; Book 17, page 550; Book 34, page 549; Book 86, page 50 and Real Book 89, page 991.

\$481,500.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that it is 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.

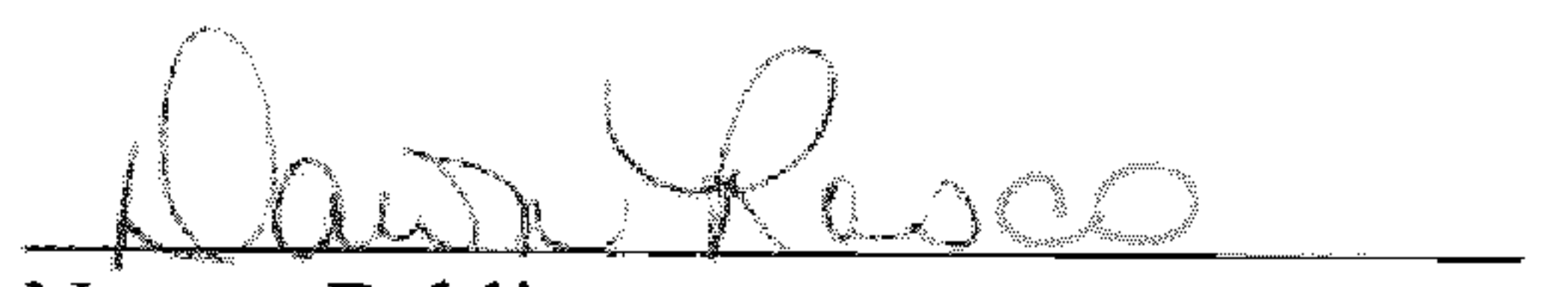
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19 day of November, 2021.

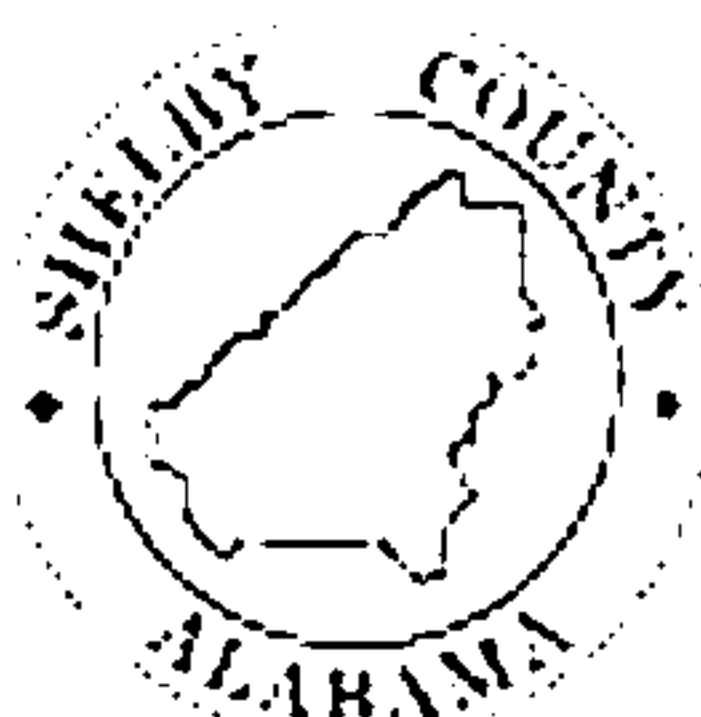
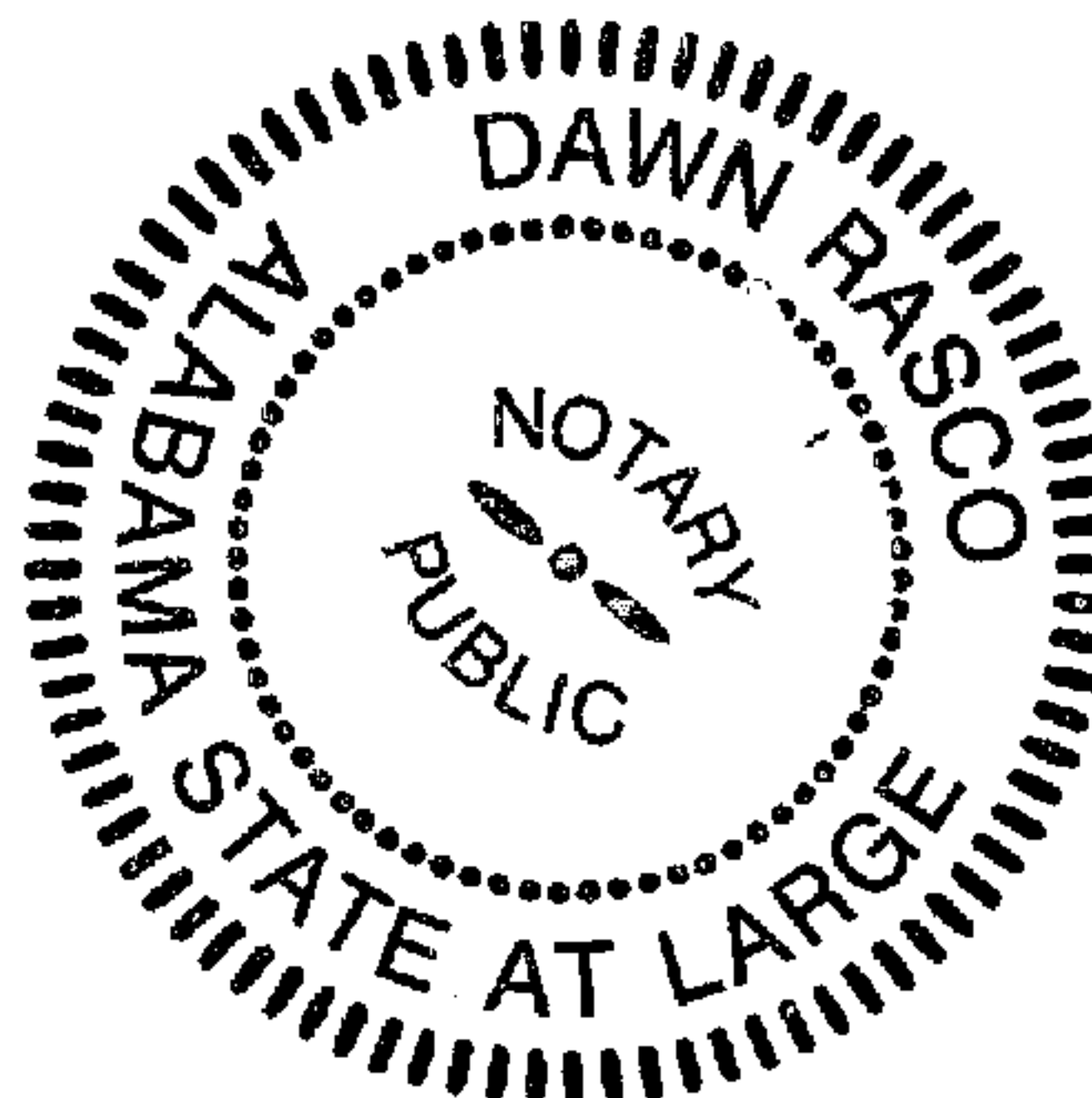

SHELLY WEISENFELD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHELLY WEISENFELD whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of November, 2021.


Notary Public
Print Name: Dawn Rasco
Commission Expires: 2/26/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2021 10:37:17 AM
\$79.50 JOANN
20211122000560270

