

Send tax notice to:
RILEY ANNE THOMAS
2021 CHELSEA RIDGE DRIVE
COLUMBIANA, AL, 35051

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

STATE OF ALABAMA

2021874T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Nine Thousand and 00/100 Dollars (\$389,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RYAN HUFFMAN and LEAH HUFFMAN, HUSBAND AND WIFE** whose mailing address is: 4747 Hwy 55 Wilsonville, AL 35766 Leah Huffman (hereinafter referred to as "Grantors") by **RILEY ANNE THOMAS** whose property address is: **2021 CHELSEA RIDGE DRIVE, COLUMBIANA, AL, 35051** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, page 150, 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 Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, page 150, 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.
4. Right of way granted to Alabama Power Company of 100 feet as set forth in survey made by Surveying Solutions, Inc., dated October 29, 2003.
5. Easement recorded in Instrument #2001-35919, in the Probate Office of Shelby County, Alabama.

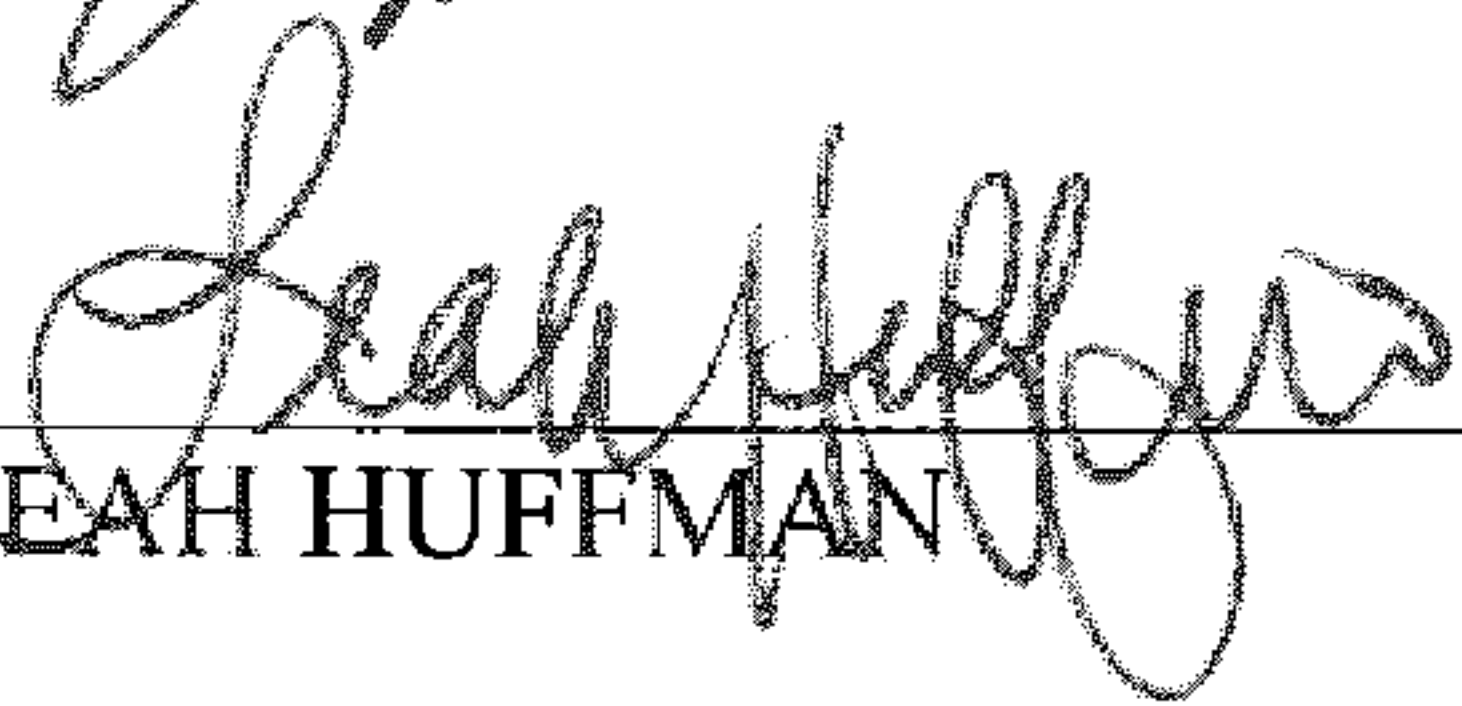
\$350,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 2 day of December, 2021.




RYAN HUFFMAN


LEAH HUFFMAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RYAN HUFFMAN and LEAH HUFFMAN 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 2 day of December, 2021.



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2021 01:11:29 PM
\$64.00 JOANN
20211203000578310

Allie S. Boyd