

Send tax notice to:
TYLER JONES
3165 OAKRIDGE WAY
CHELSEA, AL. 35043

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

STATE OF ALABAMA

2021946

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TALL TIMBERS, LLC** whose mailing address is: **1500 RESOURCE DRIVE, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantor") by **TYLER JONES and APRIL BEASLEY JONES** whose property address is: **3165 OAKRIDGE WAY, CHELSEA, AL, 35043** (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 9A, according to the Final Plat Resurvey of Lot 9 and Additional Property The Highlands of Chelsea, Phase 1, Sector 3, as recorded in Map Book 55, Pages 54 A & B, 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 due and payable until October 1, 2022.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map
5. Declaration of Protective Covenants to be filed for record.
6. Transmission line permit to Alabama Power Company, recorded in Deed Book 163, page 433, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 2006052600025048; Instrument 20180606000198810; Instrument 20200902000388230 and Instrument 20210331000159850, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County, recorded in Deed Book 180, page 604, in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Gas Corporation, as recorded in Instrument 1993-38334, in the Probate Office of Shelby County, Alabama.
10. Easement to BellSouth Telecommunications, LLC, as recorded in Instrument 2015071700024386, in the Probate Office of Shelby County, Alabama.
11. Easement to the City of Pelham, as recorded in Instrument 20180426000140620 and Instrument 20180426000140630, in the Probate Office of Shelby County, Alabama.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, TALL TIMBERS, LLC, by William D Brogdon, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 28th day of December, 2021.

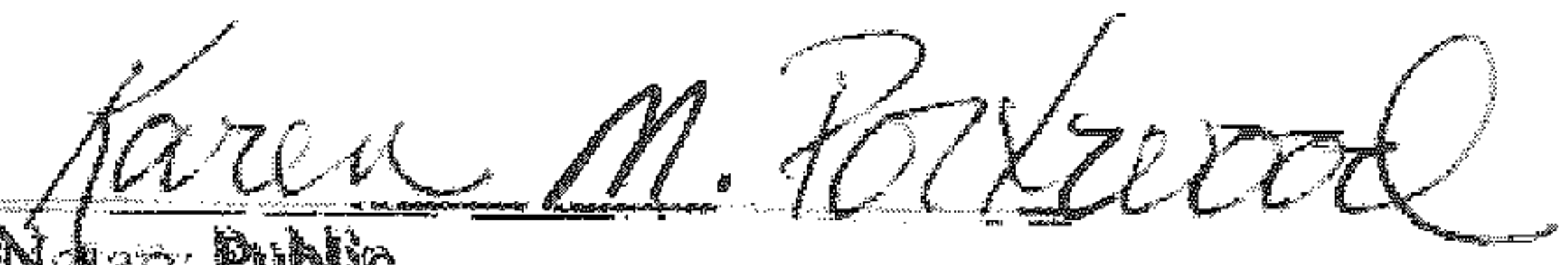
TALL TIMBERS, LLC

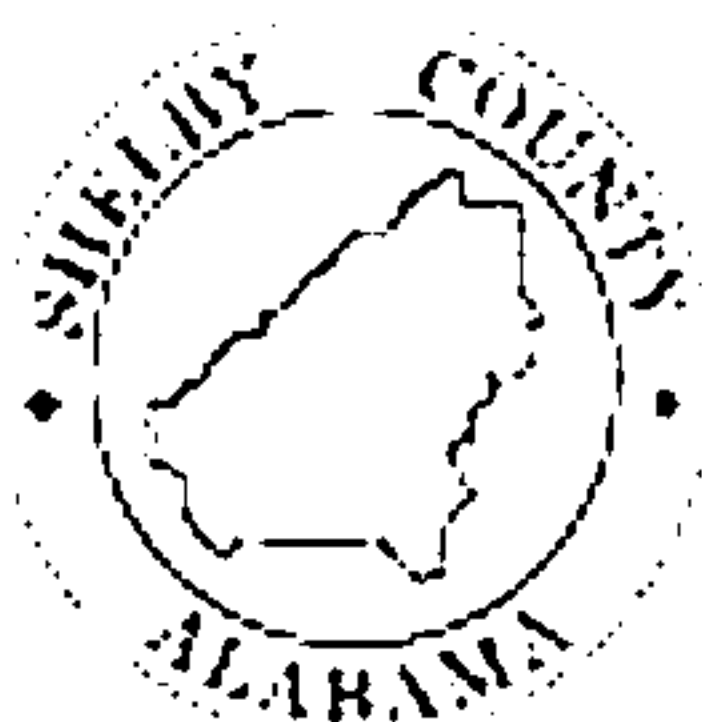

BY: WILLIAM D BROGDON
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D Brogdon, whose name as Member of TALL TIMBERS, LLC, 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 and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 28th day of December, 2021.


Notary Public
Print Name: KAREN M. PORTWOOD
Commission Expires: August 8, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2021 09:20:29 AM
\$200.00 BRITTANI
20211229000610560

