

Send tax notice to:
NOAH P BARCROFT
834 GRIFFIN PARK 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

2021928

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$559,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LANDON A. SHOEMAKER, A SINGLE INDIVIDUAL** whose mailing address is: 2811 Graystone Commercial Blvd, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **NOAH P BARCROFT and MADISON D BARCROFT** whose property address is: **834 GRIFFIN PARK 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 A-65, according to the Survey of Griffin Park at Eagle Point, Sector 1, Phase 3, as recorded in Map Book 53, Page 92, in the Probate 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Easement from Highpointe Investments, LLC to Newcastle Development, LLC for Access Road as recorded in Instrument No. 20160620000210340, in the Probate Office of Shelby County, Alabama.
5. Right-of-way granted to Alabama Power Company recorded In Instrument No. 2020-38807 and Instrument No. 2020-39001.
6. Restrictions appearing of record in Instrument No. 20160620000210350.

\$444,563.00 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 4 day of January, 2022.

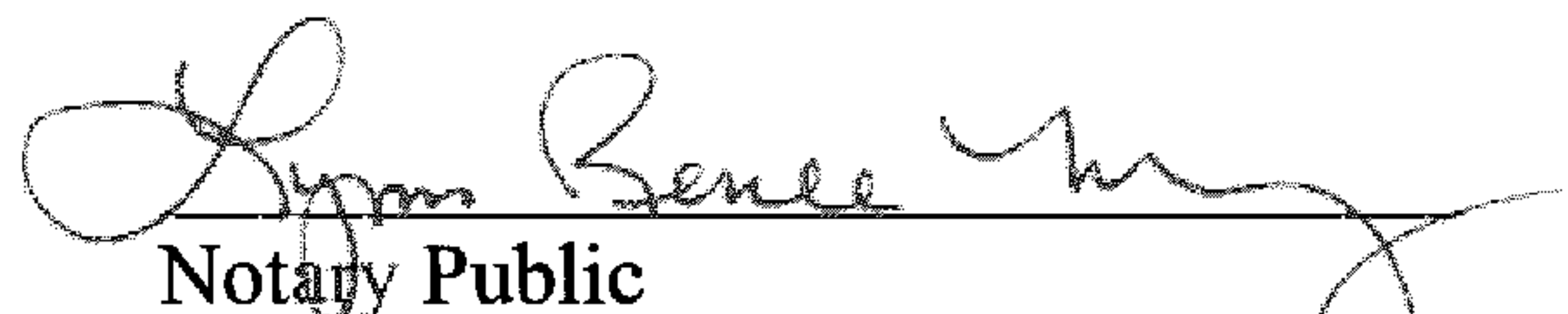
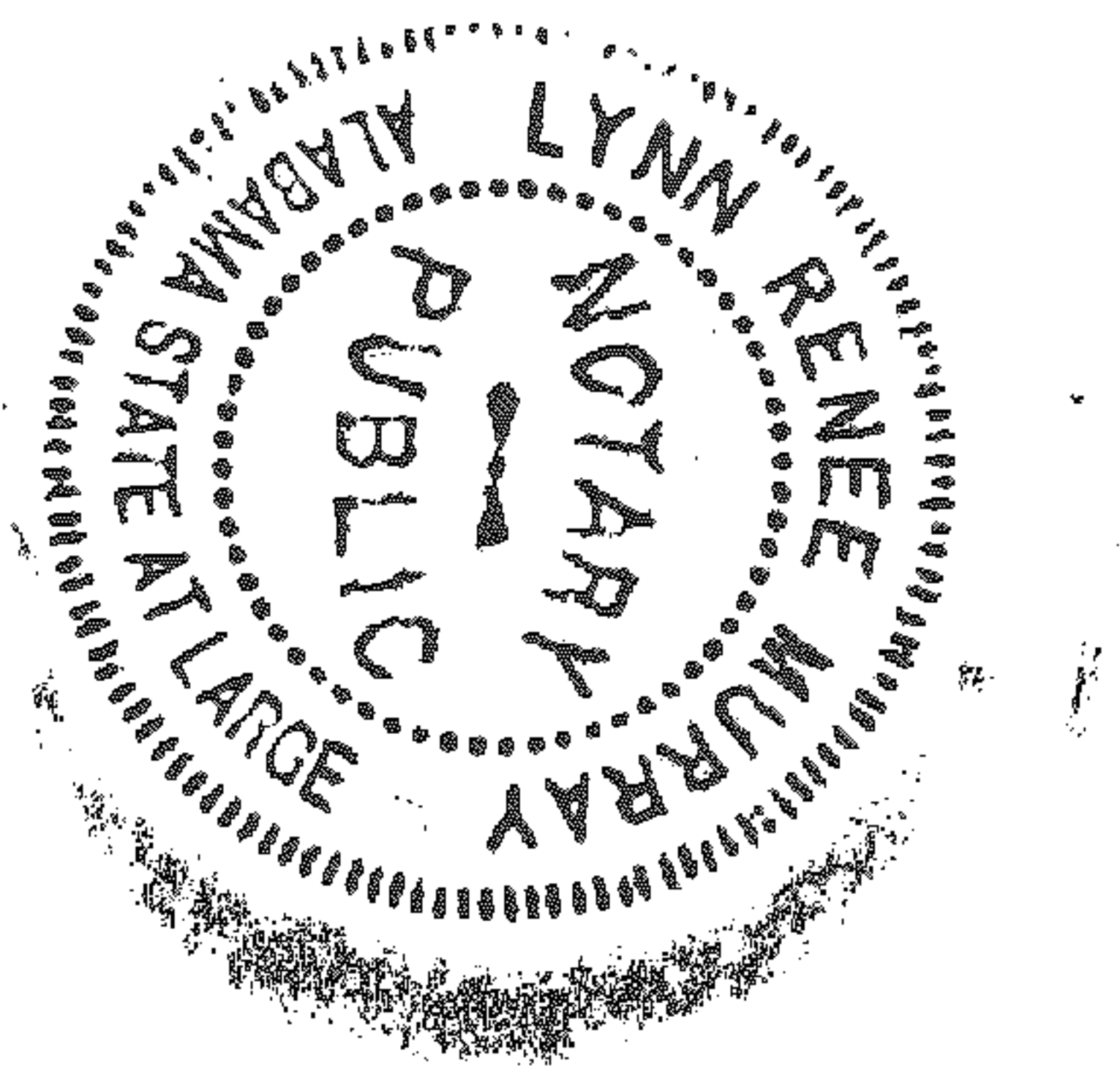


LANDON A. SHOEMAKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LANDON A. SHOEMAKER 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 4~~th~~ day of January, 2022.



Notary Public

Print Name: Lynn Renee Murray

Commission Expires: My Commission Expires October 11, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2022 01:49:15 PM
\$140.50 JOANN
20220105000005700

