

Send tax notice to:  
ROY D ARY, JR.  
2754 STEVENS CREEK ROAD  
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  
Shelby COUNTY

2021950

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT F SELMAN and PATRICIA MALIN SELMAN**, husband and wife whose mailing address is: 890 SKI SPRAY POINT OPELIKA, AL 36804 (hereinafter referred to as "Grantors") by **ROY D ARY, JR. and LISA W MILAM-ARY** whose property address is: **2754 STEVENS CREEK ROAD, 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 3, according to the Map and Survey of Brookhaven - Sector 1, as recorded in Map Book 10, Page 24, 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. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
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 Records.
4. All Easements, Rights of Way, Restrictions, Covenants, Conditions, Notes and Building Setback lines as shown on Map and Survey of Brookhaven - Sector 1, as recorded in Map Book 10, Page 24 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Thirty Five (35) foot building setback line along Steven Creeks Road and Hillandale Drive as shown in Map Book 10, Page 24.
6. Restrictions appearing in Real 86, Page 172.
7. Agreement with Alabama Power Company in Real 89, Page 969.
8. Restrictions regarding Alabama Power Company in Real 89, Page 967.
9. Right of Way to Alabama Power Company recorded in Real 99, Page 466.
10. Covenants, conditions and restrictions recorded in Book 136, Page 674 and Book 281, Page 395.

**\$340,000.00 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 24<sup>th</sup> day of January, 2022.

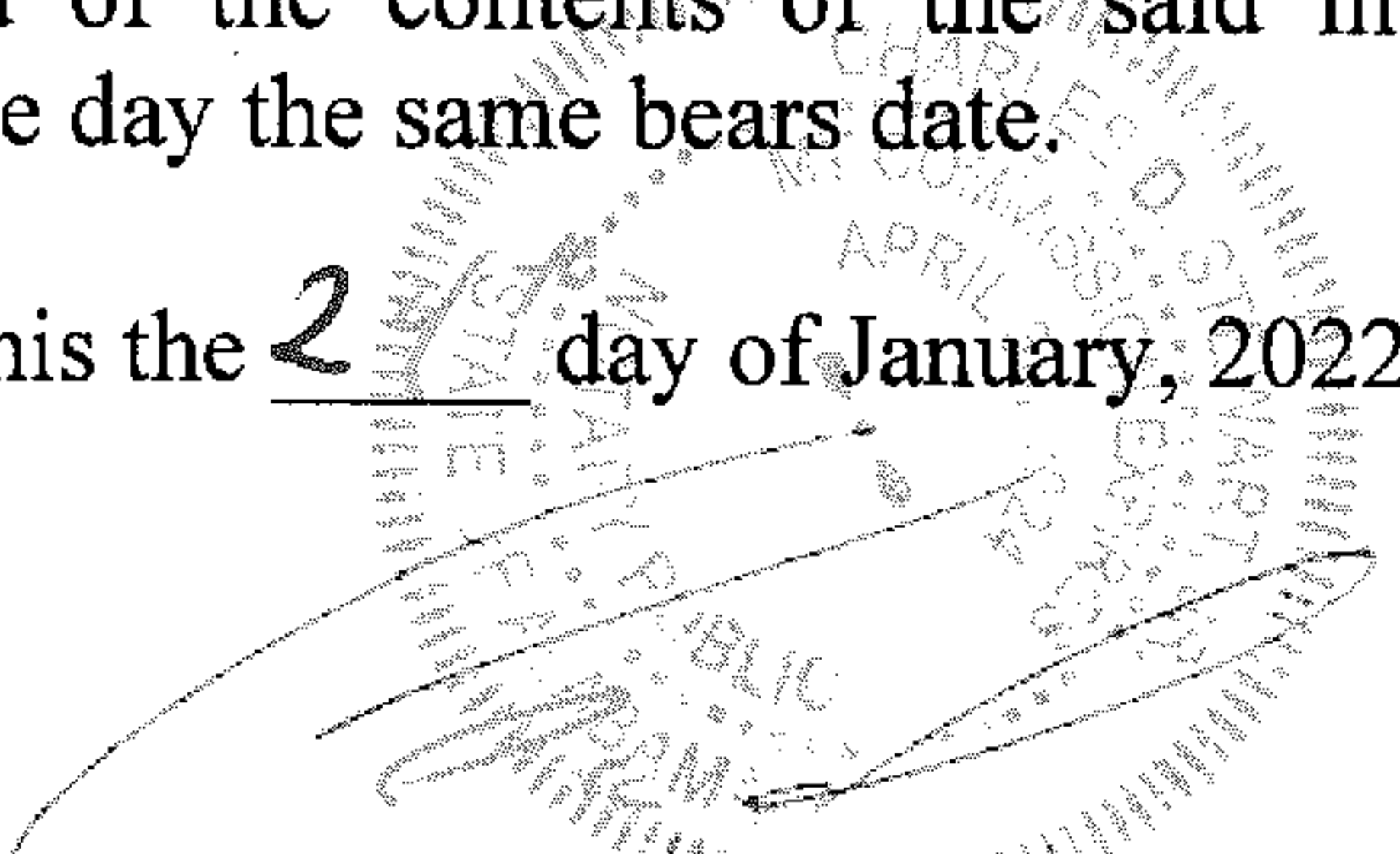
  
ROBERT F SELMAN

  
PATRICIA MALIN SELMAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT F SELMAN and PATRICIA MALIN SELMAN 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 January, 2022.

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/25/2022 11:04:54 AM  
\$110.00 CHERRY  
20220125000034610

Allie S. Bayl