

20220202000048230  
02/02/2022 03:54:44 PM  
DEEDS 1/2

Send tax notice to:  
KELLY WATSON  
1005 WICKLOW LANE  
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  
Shelby COUNTY

2022049T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KIMBERLY JOY RUSHING F/K/A KIMBERLY JOY MILLER and JEFFREY NEAL MILLER, SINGLE INDIVIDUALS** whose mailing address is: 11120 Bennett Dr. Apt 15 Bradenton FL 34211 (hereinafter referred to as "Grantors") by **KELLY WATSON and ANDREW MALINOSKI** whose property address is: **1005 WICKLOW LANE, 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 2A, according to the Survey of Dunnivant Square Resurvey, as recorded in Map Book 42, Page 123A, B & C, in the Office of the Judge of 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. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Dunnivant Square Resurvey, as recorded in Map Book 42, Page 123A, B & C, in the Office of the Judge of Probate 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 Records, including those recorded in Deed Volume 81, Page 417 and Instrument #20111212000374780.
4. Easements recorded in Instrument #20080401000129920 and Instrument #200801006000393720.
5. Covenants, Conditions and Restrictions as recorded in Instrument #20070410000164500; Instrument #20080328000125360; and Instrument #20100713000222660.
6. Easement granted to Shelby County recorded in Deed Volume 196, page 237; Deed Volume 196, page 248 and Deed Volume 196, page 254.
7. Sewer Agreement recorded in Instrument #20121102000422200.
8. Articles of Incorporation and by-laws of Dunnivant Square Owners Association, Inc., as recorded in Instrument #20080423000166360.
9. Articles of Incorporation of Dunnivant Square Improvement District as recorded in Instrument #20160608000197000.
10. Right of way granted to Alabama Power Company recorded in Deed Volume 247, Page 905, Deed Volume 139, Page 569 and Deed Volume 134, Page 411.
11. Grant of Land Easement and Restrictive Covenants granted Alabama Power Company as recorded in Instrument #20080401000129920.


**\$400,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

Kimber Joy Rushing and Kimberly Joy Miller are one and the same person.

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<sup>nd</sup> day of February, 2022.

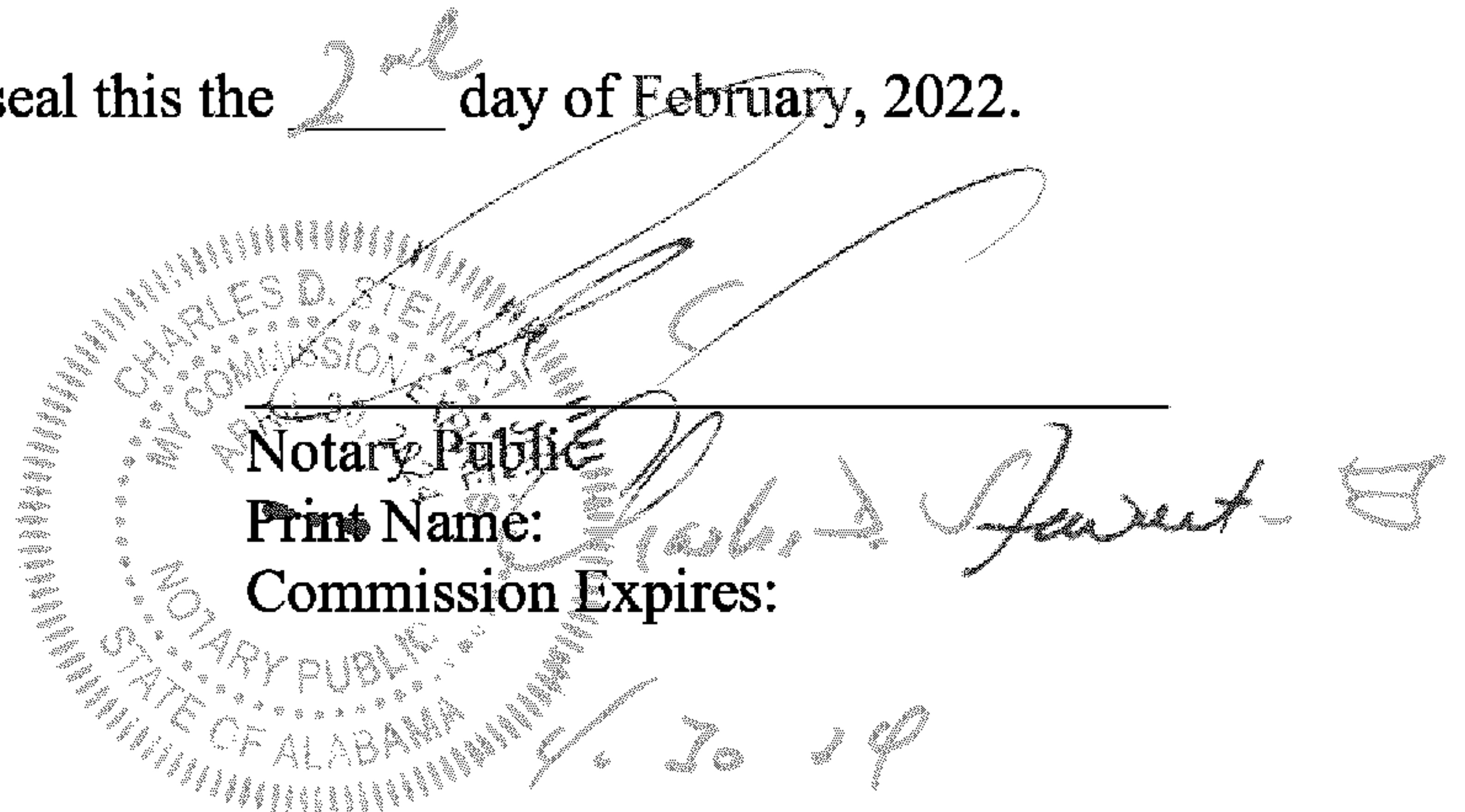
  
KIMBERLY JOY RUSHING

  
JEFFREY NEAL MILLER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY JOY RUSHING and JEFFREY NEAL MILLER 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<sup>nd</sup> day of February, 2022.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 11.30.18



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/02/2022 03:54:44 PM  
\$76.00 BRITTANI  
20220202000048230

