

20220304000092360  
03/04/2022 01:54:31 PM  
DEEDS 1/2

Send tax notice to:  
CHRISTOPHER C LAMEY  
3116 BRADFORD PLACE  
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

2022066T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Sixty Thousand and 00/100 Dollars (\$960,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOSEPH H HOPKINS and SUZANNE B HOPKINS, HUSBAND AND WIFE** whose mailing address is: 3116 Bradford Place, Birmingham, Alabama (hereinafter referred to as "Grantors") by **CHRISTOPHER C LAMEY and JENNIFER LAMEY** whose property address is: **3116 BRADFORD PLACE, 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 5, Block 2, according to the Survey of Windsor Estates, as recorded in Map Book 9, Page 132, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Lot 6, Block 2, according to the Survey of Windsor Estates, as recorded in Map Book 9, Page 132 A and B, 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 Colonial Oaks Phase 2, recorded in Plat Book 53, page 28, of the Probate Records of County 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.
4. Conditions, covenants and restrictions recorded in Instrument #20071106000512030, Instrument #20080618000249120, and Instrument #20201005000448810.
5. Ordinance recorded in Instrument #20031125000773170.
6. Articles of Incorporation recorded in Instrument #20071106000512020.
7. Right of way to Shelby County, Alabama recorded in Book 124, page 200 and Book 124, page 201.
8. Line permits granted to Alabama Power Company recorded in Book 112, Page 456; Book 123, Page 428, 432 and 433; Book 134, Page 112; Book 235, Page 321 and Book 248, Page 372
9. Easement granted to Alabama Power Company as recorded in Book 236, page 825 Instrument #20080401000129940.


**\$0.00 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 March, 2022.

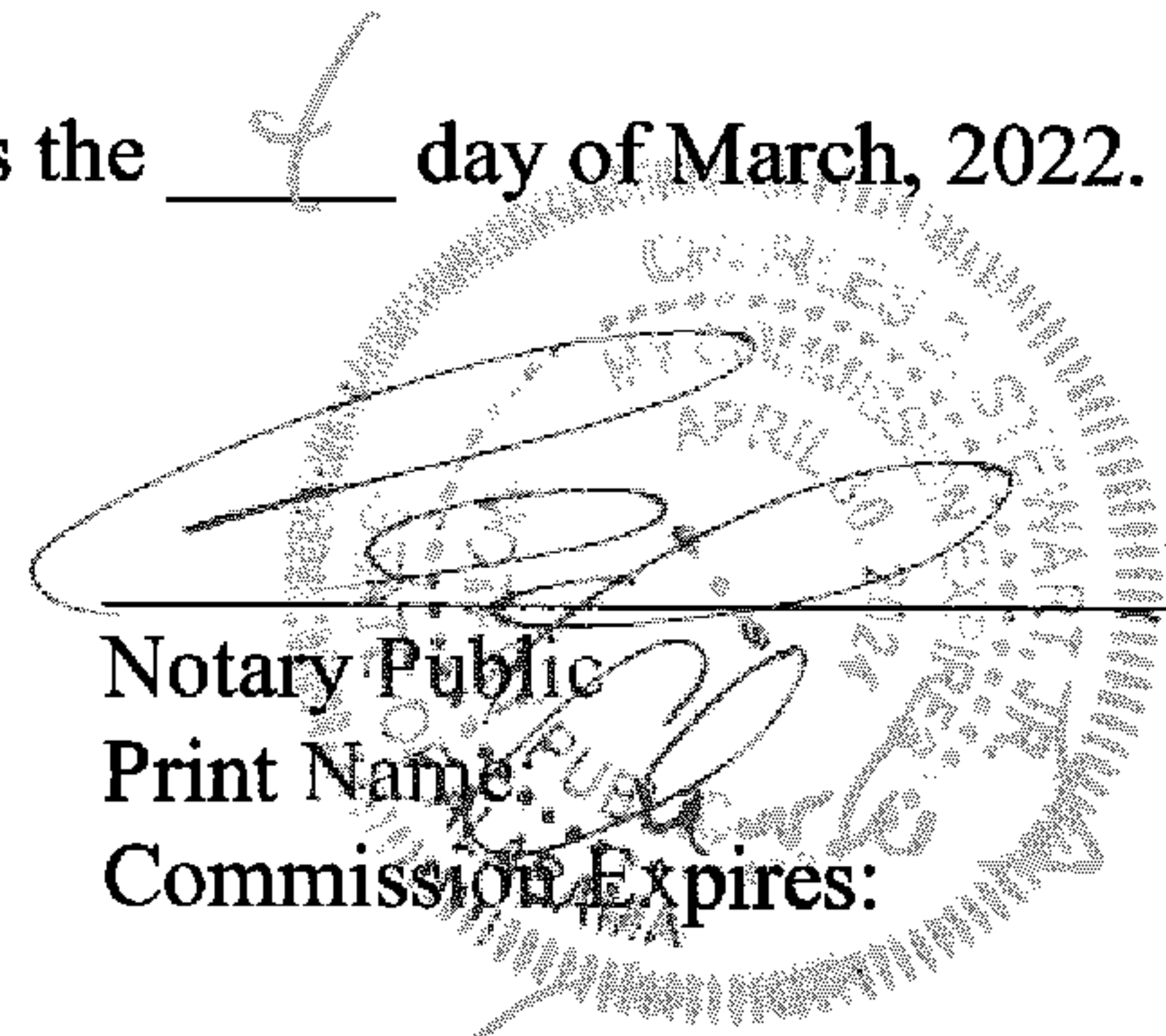
  
JOSEPH H HOPKINS

  
SUZANNE B HOPKINS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH H HOPKINS and SUZANNE B HOPKINS 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 day of March, 2022.

  
Notary Public  
Print Name: Charles E. Stewart  
Commission Expires: 7 30 24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2022 01:54:31 PM  
\$985.00 JOANN  
20220304000092360

