

20220401000133470  
04/01/2022 12:16:30 PM  
DEEDS 1/2

Send tax notice to:  
SAMUEL LONDON, JR  
316 FAIRFAX WAY  
HOOVER, 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

2022148T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty-Four Thousand and 00/100 Dollars (\$464,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID JUHOLA and SAUNDRA JUHOLA, HUSBAND AND WIFE** whose mailing address is: 2418 NE 7TH ST, UNIT 10, OKLA FL 34470 (hereinafter referred to as "Grantors") by **SAMUEL LONDON, JR and LAURA LONDON** whose property address is: **316 FAIRFAX WAY, HOOVER, 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 48, according to the Survey of the Glen at Greystone, Sector One, as recorded in Map Book 15, page 97, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of the Glen at Greystone, Sector One, as recorded in Map Book 15, page 97, in the Probate Office 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 Book 121, page 294; Book 60, Page 260, and Book 261, page 494.
4. Rights of others to use of Hugh Daniel Drive as recorded in Deed Book 301, page 799.
5. Covenant and Agreement for Water Service recorded in Real 235, page 574; with amendments recorded in Instrument #1992-20786 and Instrument #1993-20840.
6. Restrictive Covenants recorded in Real 265, page 96.
7. Declaration of Covenants, Conditions and Restrictions recorded in Real 346, page 873; Amended in Real 380, page 635; Instrument #1993-29620; Instrument #1995-16396 and any additional amendments thereto.
8. Reciprocal Easement Agreement recorded in Real 346, page 848; Real 380, page 639; Instrument #1993-29620; Instrument #16399; Instrument #2001-38396 and Instrument #200307/9438.
9. Agreement with Shelby Cable, Inc. recorded in Real 350, page 545.
10. Easement to Alabama Power Company recorded in Real 386, page 389 and Instrument #1992-26824.

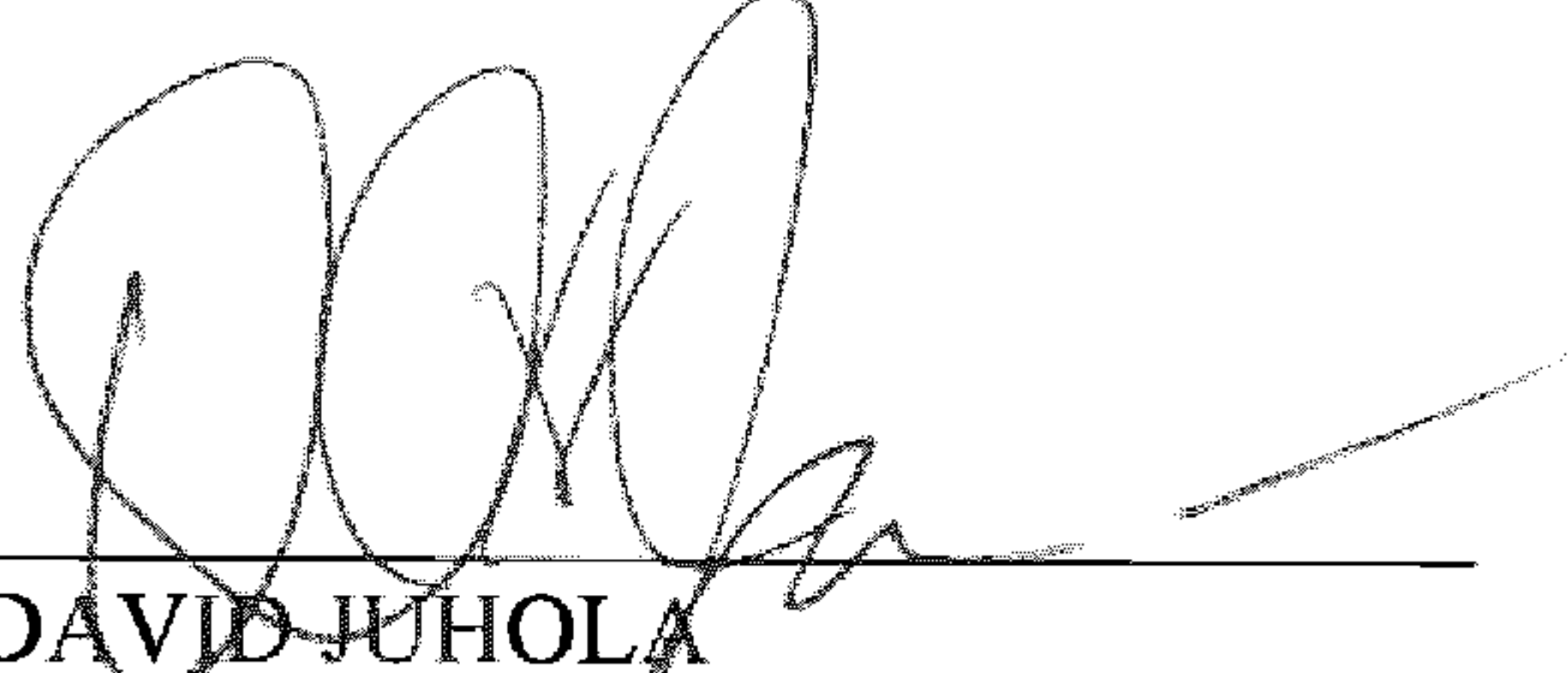
**\$440,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**



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 28 day of March, 2022.

  
DAVID JUHOLA

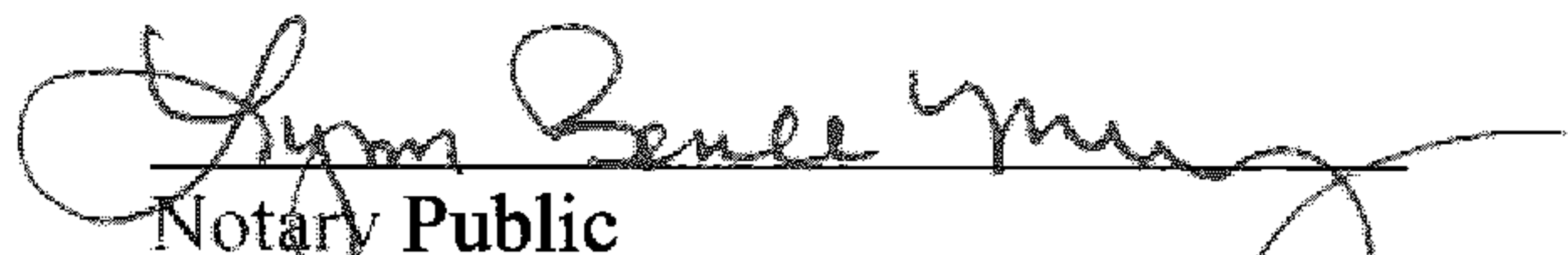
  
SAUNDRA JUHOLA

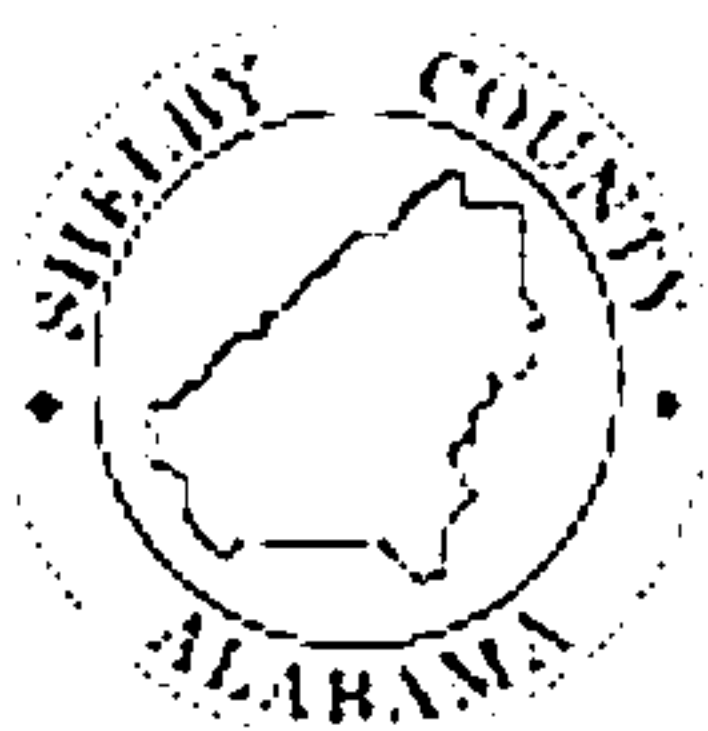
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID JUHOLA and SAUNDRA JUHOLA 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 28 day of March, 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  
04/01/2022 12:16:30 PM  
\$48.50 JOANN  
20220401000133470

