

Send tax notice to:
THEODORE JOHNSON
7021 INVERNESS GREEN LANE
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

2022173

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BOBBYE H PEARSON, AN UNMARRIED INDIVIDUAL**, whose mailing address is 1 Hawthorn At Lake Heather Apt 313 B'ham AL 35242 (hereinafter referred to as "Grantors") by **THEODORE JOHNSON and LEONA JOHNSON** whose property address is: **7021 INVERNESS GREEN LANE, 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 21, according to the survey of Inverness Green, as recorded in Map Book 21 page 6 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. Minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records, including but not limited to those rights as recorded in Deed Book 48, Page 427 and Deed Book 65, Page 97, in the Probate Office.
3. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Inverness Green, as recorded in Map Book 21, Page 6, in the Probate Office of Shelby County, Alabama.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1993-37136, in the Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 315, Page 813; Real Volume 105, Page 875; Real Volume 34, Page 614, and Real Volume 333, Pages 158 and 163, in the Probate Office.
6. Easement(s) to Water Works and Sewer Board to City of Birmingham as shown by instrument(s) recorded in Real Volume 131, Page 763, in the Probate Office.
7. Easement(s) to Southern Life and Health Insurance Company in Agreement with 2154 Trading Corporation as shown by instrument(s) recorded in Real Volume 169, Page 384, in the Probate Office.
8. Deed and Agreement by and between Metropolitan Life Insurance Company, Inverness Point Homeowners Association, Inc. and the City of Hoover, in regard to sanitary sewage treatment facility as recorded in Real Volume 314, Page 561 and Agreement and


- Assignment as recorded in Real Volume 328, Page 64, and Supplemental Deed and Agreement in Real Volume 365, Page 876, in the Probate Office.
9. Agreement as set out in Inst. #1995-7563 and Inst. #1995-14190, in the Probate Office.
 10. Terms and Agreement as set out in Inst. #1997-23229, in the Probate Office.
 11. Incorporation of Inverness Green Homeowners as set forth in in instrument(s) recorded in Inst. #1999-30335, in the Probate Office.
 12. Inverness Master Homeowner's Association as recorded in Miscellaneous Book 44, Page 69; along with By-laws recorded in Inst. 20020731000355480; Inst. #2002110600551290; Inst. #20091029000405810; Inst. #20120126000031160; Inst. #20130201000044450, and Inst. #20140218000043440, in the Probate Office.

BOBBYE H. PEARSON IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN INSTRUMENT 20141001000306750 IN THE PROBATE OFFICE; THE OTHER GRANTEE, JAMES E. PEARSON, HAVING DIED ON OR ABOUT APRIL 18, 2017.

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.

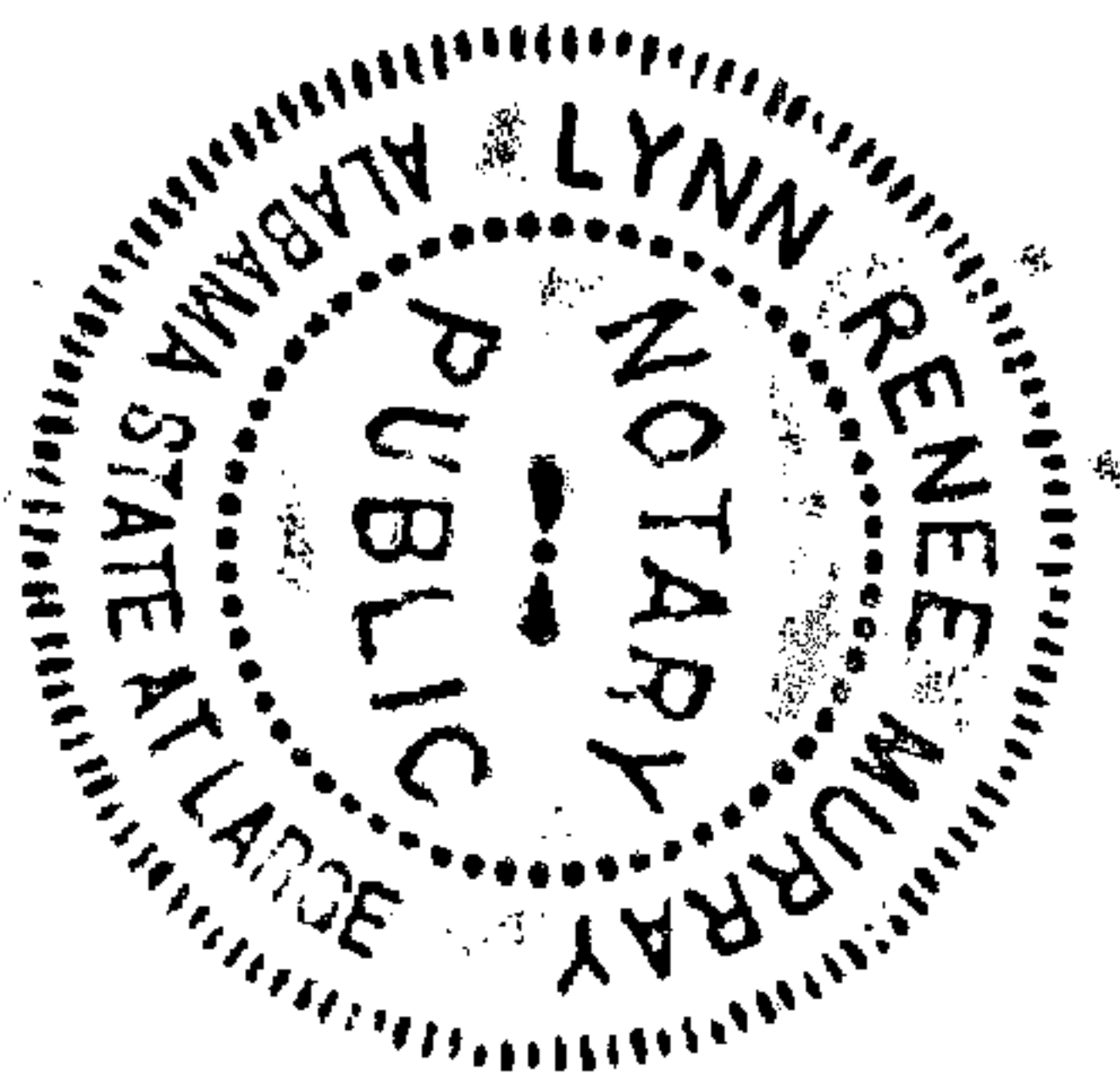
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1 day of April, 2022.

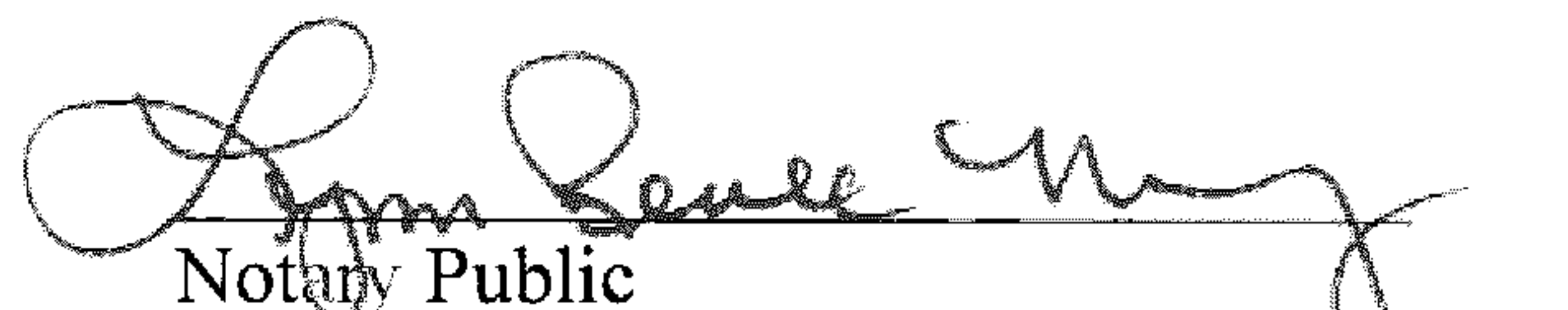

BOBBYE H PEARSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BOBBYE H PEARSON whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of April, 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
04/05/2022 02:24:05 PM
\$425.00 CHERRY
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