

Send tax notice to:
TOM HARKINS
1340 INVERNESS COVE DRIVE
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

2022166

SHELBY COUNTY

20220405000141220

04/05/2022 04:40:31 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-One Thousand and 00/100 Dollars (\$291,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CRAIG M DAUGHERTY and VIRGINIA L DAUGHERTY, HUSBAND AND WIFE** whose mailing address is 109 HINES RD, FT HUACHUCA, AZ 856013 (hereinafter referred to as "Grantors") by **TOM HARKINS** whose property address is: **1340 INVERNESS COVE DRIVE, HOOVER, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 173A, according to the Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, page 110 A & B, in the Probate Office of Shelby County, Alabama.

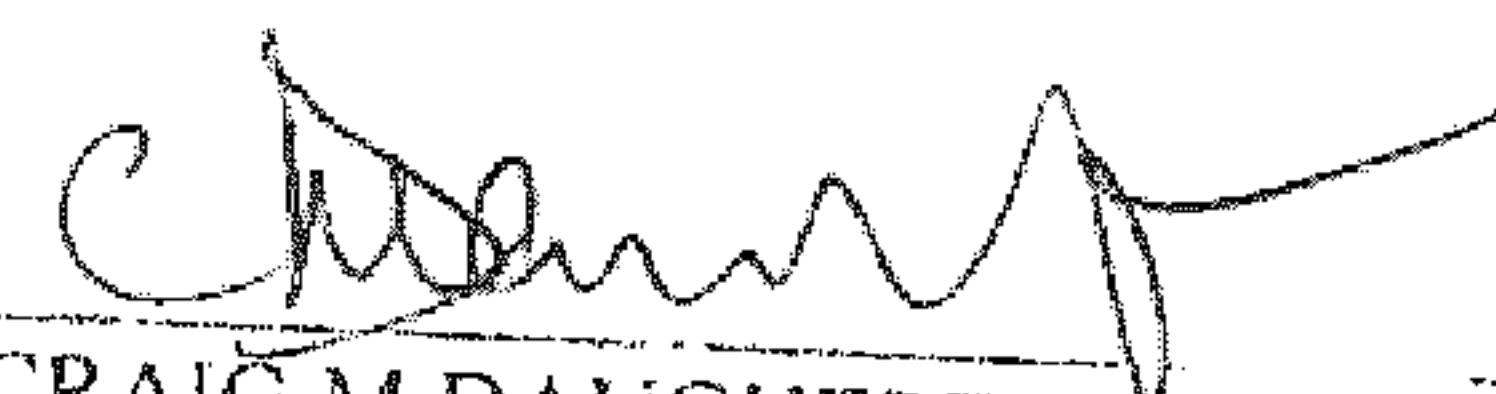
SUBJECT TO:

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. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Instrument No. 2005-39659.
5. Easement to Alabama Power Company recorded in Instrument No. 2005-563550; Volume 365 page 785; Volume 365 page 819 and Instrument No. 1994-34517.
6. Easement to City of Hoover recorded in Instrument No. 1998-24499 and Volume 365 page 871.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 31 day of March, 2022.

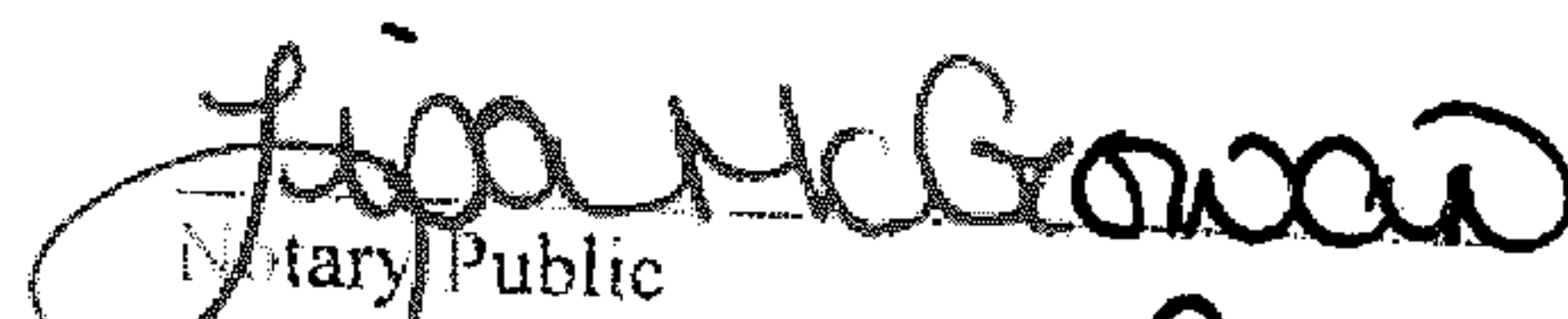

CRAIG M DAUGHERTY

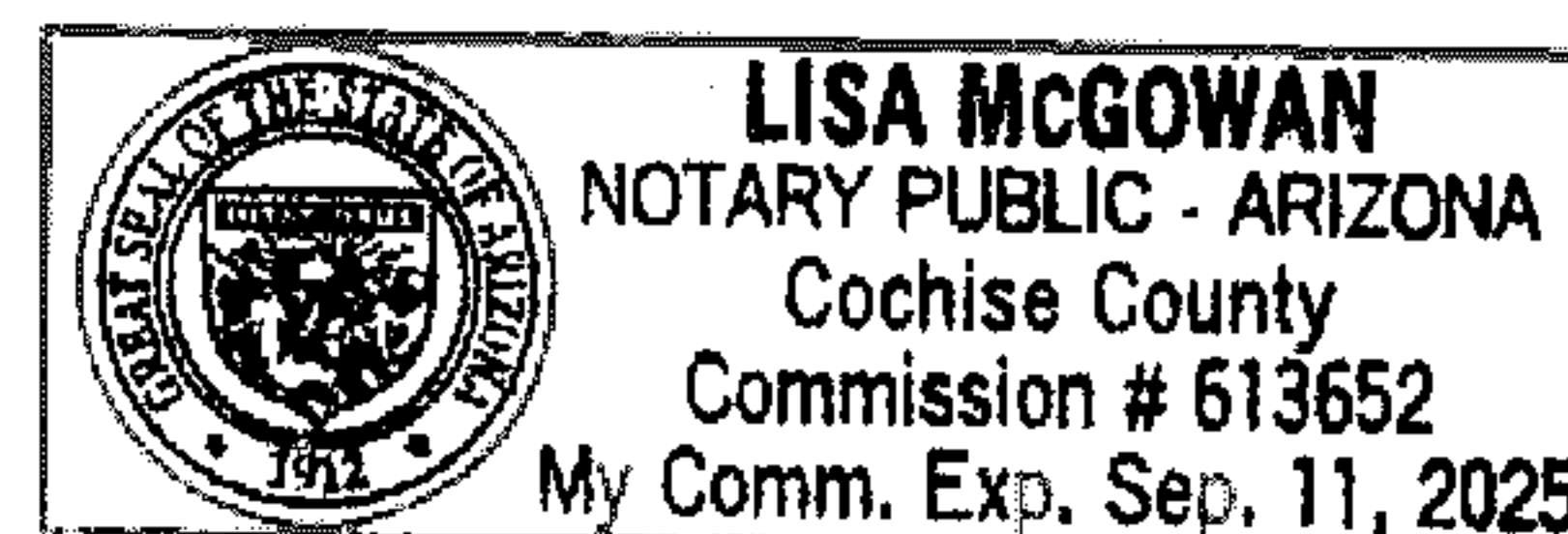
VIRGINIA L DAUGHERTY

STATE OF Arizona
COUNTY OF Cochise

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CRAIG M DAUGHERTY and ~~VIRGINIA L DAUGHERTY~~ whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of March, 2022.


Notary Public
Print Name: Lisa McGowan
Commission Expires: 9.11.2025



TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30 day of March, 2022.

CRAIG M DAUGHERTY

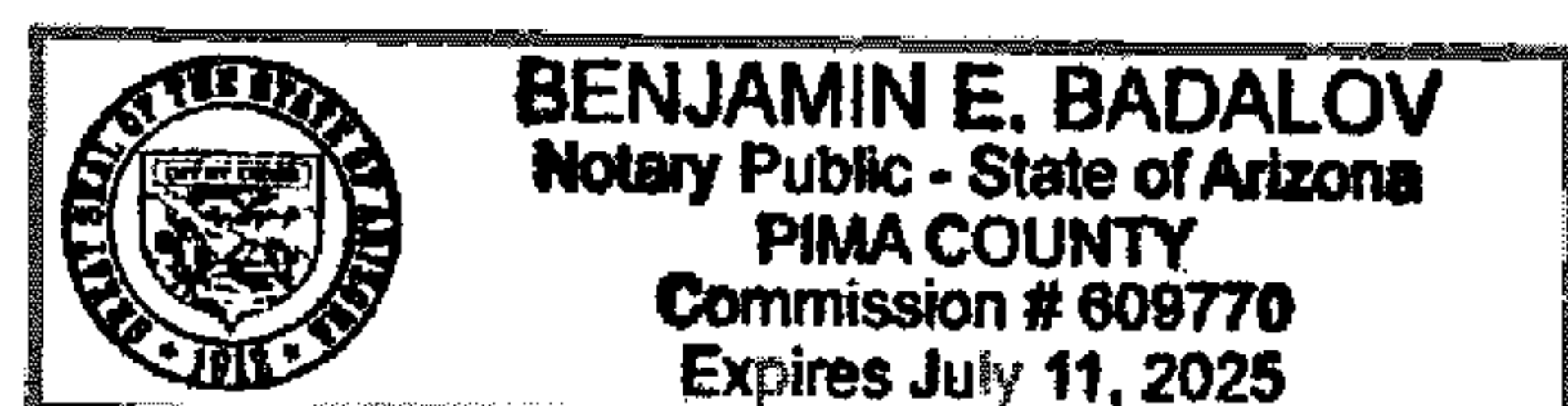

VIRGINIA L DAUGHERTY

STATE OF Arizona
COUNTY OF Pima

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CRAIG M DAUGHERTY and VIRGINIA L DAUGHERTY whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of March, 2022.


Notary Public
Print Name: Benjamin E Badalov
Commission Expires: 07/11/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2022 04:40:31 PM
\$319.00 CHARITY
20220405000141220

Allen S. Bayl