

Send tax notice to:  
ALAN PICARD  
3005 VALLEY RIDGE ROAD  
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

2022245T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL G SEMON, A MARRIED INDIVIDUAL**, whose mailing address is 840 Reach Crest Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **ALAN PICARD and BETH PICARD** whose property address is: **3005 VALLEY RIDGE ROAD, 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 17, according to the survey of Final Plat of the Mixed Use Subdivision, Inverness Highlands, as recorded in Map Book 34, Page 45, 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 Final Plat of the Mixed Use Subdivision, Inverness Highlands, as recorded in Map Book 34, Page 45, 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.
4. Articles of Incorporation of the Inverness Cove Residential Association, Inc. as recorded in Instrument #20050401000150440.
5. Resolution recorded in Instrument #20090324000107500.
6. Covenants, Conditions and Restrictions as recorded in Book 268, Page 605, Instrument 20031205000788490; Instrument 20050110000014390, Instrument 200501100014390, Instrument 2005020400058110.
7. Easement to Alabama Power Company recorded in Book 340, Page 804, Book 348, Page 751, Book 14, Page 434, Book 34, Page 614, Book 84, Page 298, Book 340, Page 816, Book 105, Page 875 and Book 131, Page 763, in the Probate Office of Shelby County, Alabama.

- 8. Right of way to Alabama Power Company recorded in Deed Volume 306, page 10; Real 84, page 298; Real 127, page 54 and Real 3318, page 27, in the Probate Office of Shelby County, Alabama.
- 9. Easement to the City of Hoover, Alabama as recorded in Real 365, page 871 and Instrument #1998-24499, in the Probate Office of Shelby County, Alabama.
- 10. Easement in favor of BellSouth recorded in Instrument #1999-29883.
- 11. Easement granted to Birmingham Water Works recorded in Book 312, Page 926.
- 12. Easement granted to Southern Bell recorded in Book 320, Page 878.
- 13. Easement recorded in Instrument #20041221000695220 and Book 347, Page 866.

Subject property does not constitute the homestead of the grantor herein, or his spouse, as defined by the Code of Alabama.

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.

6<sup>th</sup> IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of May, 2022.

*Michael G Semon*  
MICHAEL G SEMON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL G SEMON 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of May, 2022.

*Charles D. Stewart*  
 Notary Public  
 Print Name: *Charles D Stewart, J*  
 Commission Expires: *4 30 24*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/10/2022 12:12:07 PM  
\$525.00 CHERRY  
20220510000191630

*Allen S. Bayl*