

Send tax notice to:
JOSHUA BROWN
408 SUNSET LAKE CIRCLE
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022165

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Ninety-Five Thousand and 00/100 Dollars (\$395,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **T2, LLC, a limited liability company** whose mailing address is 6234 EAGLE POINT CIRCLE BIRMINGHAM (hereinafter referred to as "Grantor") by **JOSHUA BROWN and JUSTIN ADAM BATSON** whose property address is: **408 SUNSET LAKE CIRCLE, CHELSEA, AL, 35043** (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:

AL
35242

Lot 16, according to the Final Plat of Sunset Lake, Phase 3, as recorded in Map Book 33, page 22, 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. Restrictions and covenants appearing of record in Inst. No. 1999-24241, Inst. No. 2002-06675, Inst. No. 2003-19530 and Inst. No. 2004-20390.
4. Right of way granted to Alabama Power Company recorded in Inst. No. 2002-18709 and Volume 229 page 492.
5. 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.
6. Restrictive Covenants and Grant of Land Easement to Alabama Power Company as recorded in Inst. No. 2004-505590.

\$351,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, T2, LLC, by C ALAN THOMPSON, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13th day of May, 2022.

T2, LLC

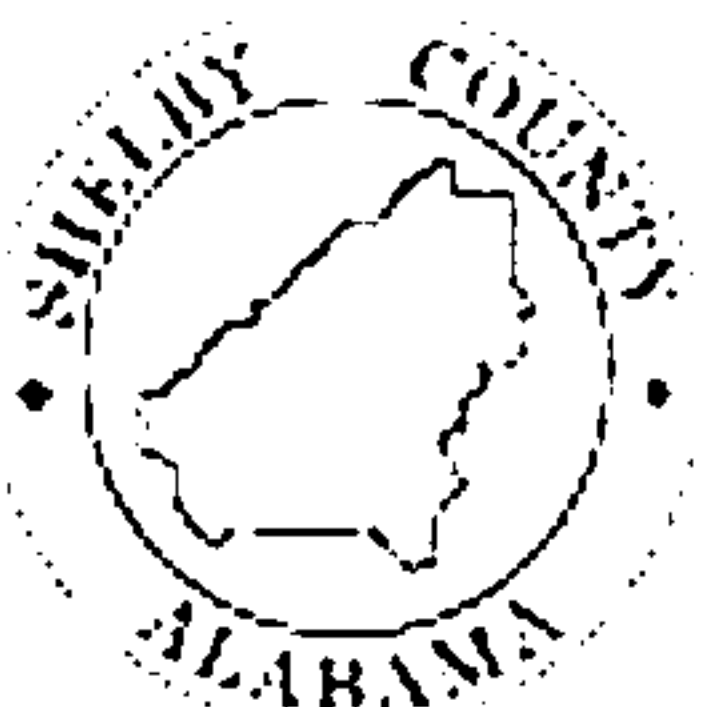
C Alan Thompson
BY: C ALAN THOMPSON
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C ALAN THOMPSON whose name as MEMBER of T2, LLC, A LIMITED LIABILITY COMPANY, 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 and with full authority, he executed the same voluntarily for and as an act of said limited liability company.

Given under my hand and official seal this the 13th day of May, 2022.

Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 30 24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2022 03:15:15 PM
\$69.00 CHARITY
20220517000201400

Allie S. Beyl