

Send tax notice to:
SAMUEL L. HARPST
120 HUNTER HILLS DRIVE
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

2022221

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Eighty Thousand One and 00/100 Dollars (\$280,001.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TERRY W. STOUGH AS TRUSTEE OF THE TERRY W STOUGH LIVING TRUST, DATED 5/31/2013**, whose mailing address is 190 Parkway Dr Chelsea 35043 (hereinafter referred to as "Grantor") by **SAMUEL L. HARPST and KATHI HARPST** whose property address is: **120 HUNTER HILLS DRIVE, 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:

Lot 44, according to the Survey of Hunter Hills, Phase One, as recorded in Map Book 21, page 71, 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. Building lines as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Restrictions appearing of record in Instrument 1997-3803; Instrument 1997-4557 and Instrument 1997-4558 in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 13, page 161 and Volume 37 page 289, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company as recorded in Volume 102, page 105; Volume 242, page 462, and Volume 222, page 735, in the Probate Office of Shelby County, Alabama.
7. Right of way to Shelby County recorded in Volume 135, page 437, and Volume 135, page 439, in the Probate Office of Shelby County, Alabama.

\$227,920.00 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, TERRY W. STOUGH, AS TRUSTEE OF THE TERRY W STOUGH LIVING TRUST, DATED 5/31/2013, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 20 day of May, 2022.

TERRY W STOUGH LIVING TRUST

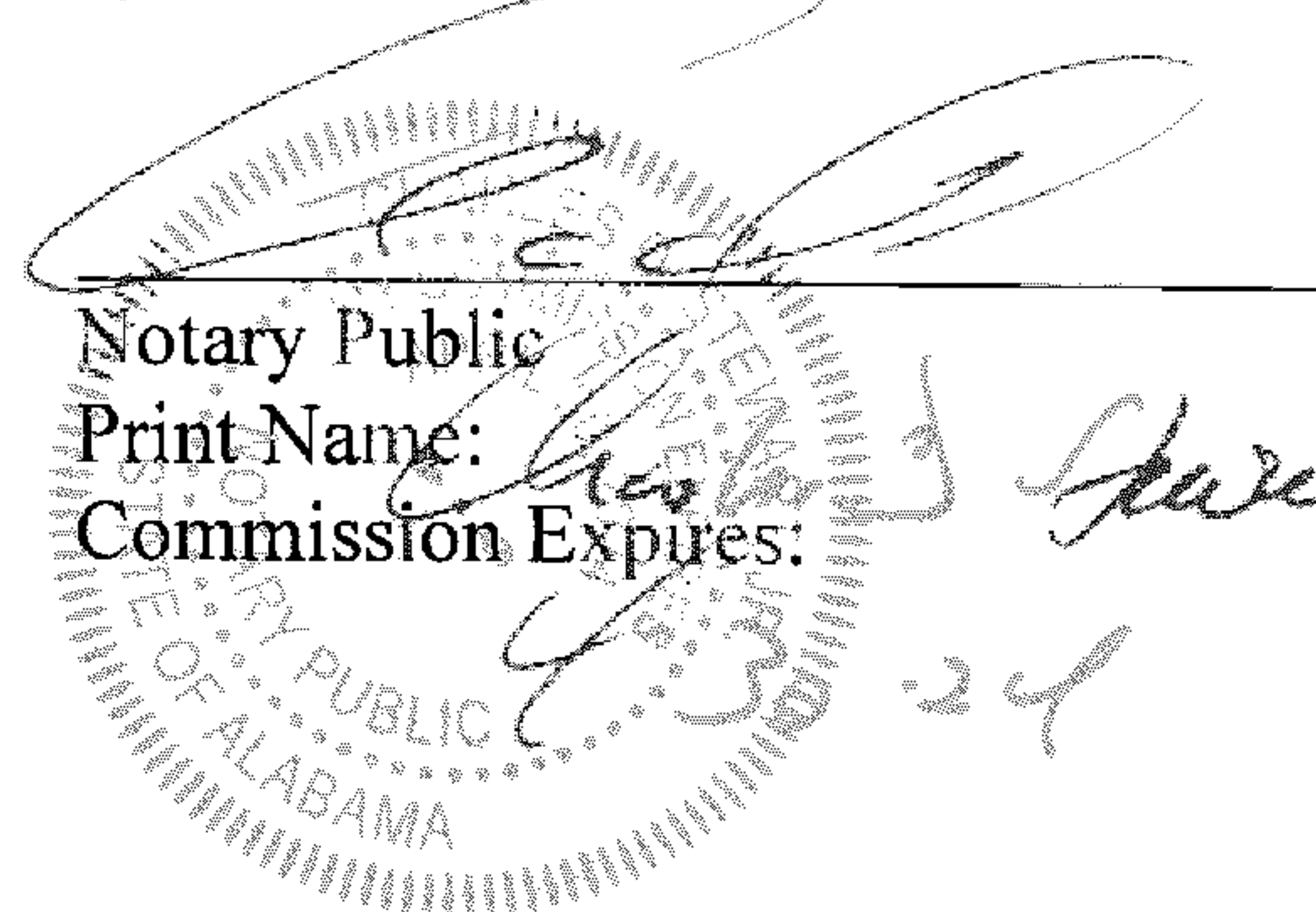


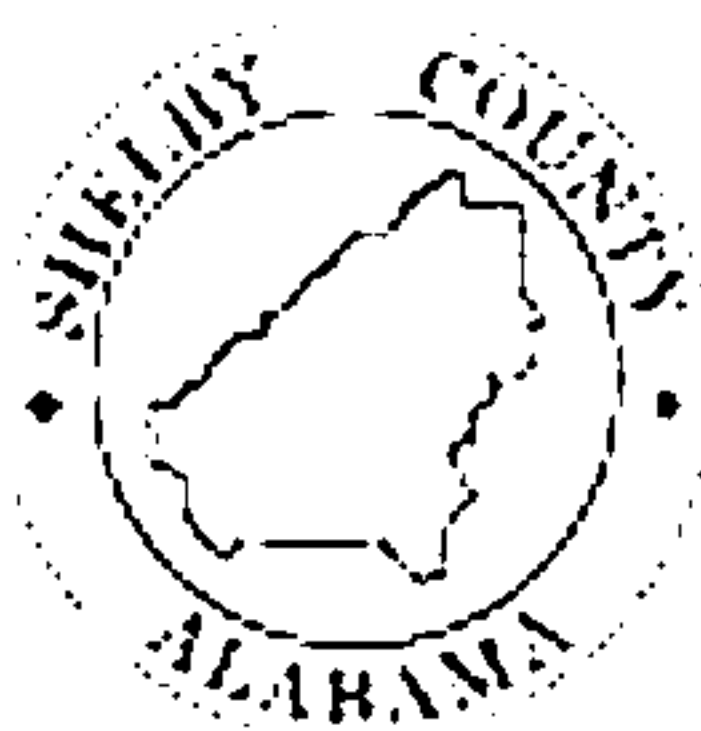
BY: TERRY W. STOUGH
ITS TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY W. STOUGH, whose name as TRSUTEE OF THE TERRY W STOUGH LIVING TRUST, 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 Trust.

Given under my hand and official seal this the 20th day of May, 2022.


Notary Public
Print Name: Christina Stough
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2022 03:16:00 PM
\$77.50 CHERRY
20220525000212280

Alvin S. Bayl