

Send tax notice to:
RYAN PRESTON
5245 KIRKWALL LANE
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

2022313

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **L. D. Edwards and Sally Edwards Trustees or their successors in trust, under the Edwards Living Trust, dated July 11, 2004, and any amendments thereto** whose mailing address is: **421 Old Brook Circle, Birmingham, AL 35242** (hereinafter referred to as "Grantor") by **RYAN PRESTON and ALLISON PRESTON** whose property address is: **5245 KIRKWALL LANE, 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 40, Block 2, according to the Survey of Kirkwall, a Subdivision of Inverness, as recorded in Map Book 6, Page 152, 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 due and payable until October 1, 2022.
2. Building line(s) as shown by recorded Map.
3. Easement(s) as shown by recorded Map.
4. Restrictions as shown by recorded map.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 48, page 372, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company relating to underground residential distribution system, recorded in Misc. Book 20, page 626, in the Probate Office of Shelby County, Alabama.
7. Right granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, enclosures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Misc. Book 20, page 629, in the Probate Office of Shelby County, Alabama.
8. Restrictions or Covenants recorded in Misc. Book 20, page 159, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 307, page 423, in the Probate Office of Shelby County, Alabama.

\$320,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, the said Grantor, EDWARDS LIVING TRUST, by L. D. Edwards and Sally Edwards, its trustees, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12 day of June, 2022.

Edwards Living Trust

L. D. Edwards
BY: L. D. Edwards, Trustee

Sally Edwards
By: Sally Edwards, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. D Edwards, whose name as Trustee of the Edwards Living Trust, is signed to the foregoing instrument, and who 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 the act of said Trust.

Given under my hand and official seal this the 14 day of June, 2022.

Charles S. Stewart, Jr.
Notary Public
Print Name:
Commission Expires:

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sally Edwards, whose name as Trustee of the Edwards Living Trust, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 14 day of June, 2022.

Charles S. Stewart, Jr.
Notary Public
Print Name:
Commission Expires:

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2022 08:42:57 AM
\$196.00 JOANN
20220617000243360

Allie S. Boyd

