



20220627000254640 1/2 \$456.00
Shelby Cnty Judge of Probate, AL
06/27/2022 10:47:11 AM FILED/CERT

Send tax notice to:
DAVID GREEN AND SHERYLL GREEN
5568 Heath Row Drive
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

2022281

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID GREEN AND SHERYLL GREEN, AS TRUSTEES OF THE DAVID GREEN AND SHERYLL GREEN LIVING TRUST** whose mailing address 35242 is 5568 Heath Row Drive Birmingham, AL (hereinafter referred to as "Grantors") by **DAVID GREEN AND SHERYLL GREEN**, whose property address is **5568 HEATH ROW DR, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 92, according to the Map and Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, page 27, 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 plat.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
4. Restrictions appearing of record in Misc. Book 58, page 486 and Real 7, page 833.
5. Agreement with Alabama Power Company recorded in Real 7, page 830.
6. Right of way granted to Alabama Power Company recorded in Real 5, page 155.

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 Grantees, their 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 Grantees, their 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 27 day of June, 2022.

DAVID GREEN AND SHERYLL
GREEN LIVING TRUST

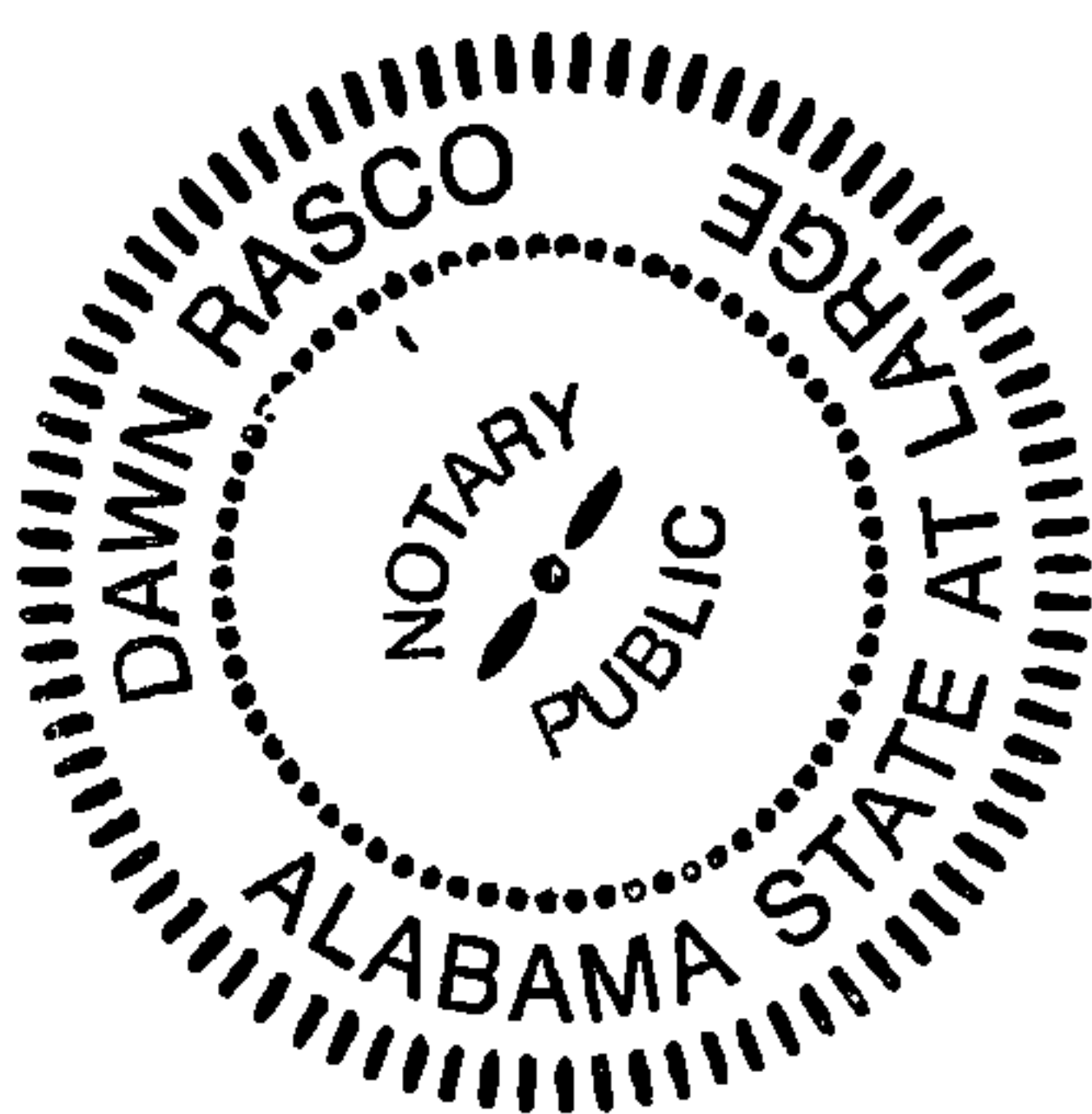
BY: *David Green*
DAVID GREEN, AS TRUSTEE

BY: *Sheryll Green*
SHERYLL GREEN, AS TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID GREEN AND SHERYLL GREEN, AS TRUSTEES OF THE DAVID GREEN AND SHERYLL GREEN LIVING TRUST 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, as Trustees and with full authority, executed the same voluntarily for and as the act of the Trust on the day the same bears date.

Given under my hand and official seal this the 27 day of June, 2022.



Dawn Rasco
Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2026