

Send tax notice to:  
JOSHUA EDMONDS  
2200 INDIAN CREST DRIVE  
INDIAN SPRINGS VILLAGE, AL, 35124

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

STATE OF ALABAMA

2022345

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Sixty Thousand and 00/100 Dollars (\$860,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOSEPH T SOWDER and KAREN C SOWDER, HUSBAND AND WIFE**, whose mailing address is **26920 POLLARD ROAD, APT 216, DAPHNE, AL 36526** (hereinafter referred to as "Grantors") by **JOSHUA EDMONDS and EMILY G EDMONDS** whose property address is: **2200 INDIAN CREST DRIVE, INDIAN SPRINGS VILLAGE, AL, 35124** 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:

**Part of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 21, and from the East corner thereof turn 46°8' Northwesterly and run Northwesterly for a distance of 17.39 feet to the point of beginning; thence continue along the last described course for a distance of 610.74 feet to the southerly right of way line of Indian Crest Road; thence 89°49'00" and run Easterly along said right of way for a distance of 105.15 feet to the point of a curve to the right having a radius of 1146.24 feet and an intersection angle of 9°24', thence run along the arc of said curve easterly for a distance of 188.05 feet; thence 106°54'22" right from the tangent of said curve and run Southeasterly for distance of 664.13 feet to the point of beginning.**

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. Any and all reservations, restrictions, easements, rights of way, covenants and/or encumbrances which may appear of record in the Probate Court Records.
3. Any part of subject property lying in a any road right of way.
4. 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.

\$647,000.00 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 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<sup>th</sup> day of June, 2022.

Joseph T. Sowder  
JOSEPH T SOWDER

Karen C Sowder  
KAREN C SOWDER

STATE OF ALABAMA  
COUNTY OF SHELBY

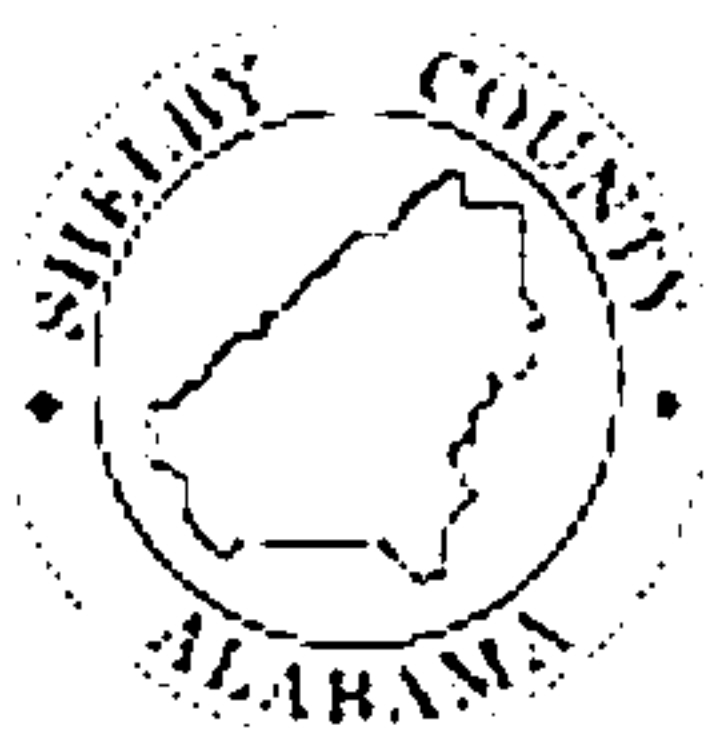
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH T SOWDER and KAREN C SOWDER whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of June, 2022.

[Signature]

Notary Public  
Print Name: Robert D. Stewart, II  
Commission Expires:

8-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2022 12:35:35 PM  
\$238.00 BRITTANI  
20220701000263140

Allie S. Boyd