

Send tax notice to:
MYRTLE ANN COLLINS FAMILY
TRUST
1338 BERWICK 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

SHELBY COUNTY

2022402

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety-Nine Thousand and 00/100 Dollars (\$499,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL W MEEKS and LYNNE B MEEKS, HUSBAND AND WIFE**, whose mailing address is 4037 Greystone Dr. B'ham, AL 35242 (hereinafter referred to as "Grantors") by **MYRTLE ANN COLLINS FAMILY TRUST** whose property address is: **1338 BERWICK DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 70-A, according to the Resurvey of Lot 70, Greystone Ridge Garden Homes, as recorded in Map Book 16, page 74, in the Probate Office of Shelby County, Alabama.

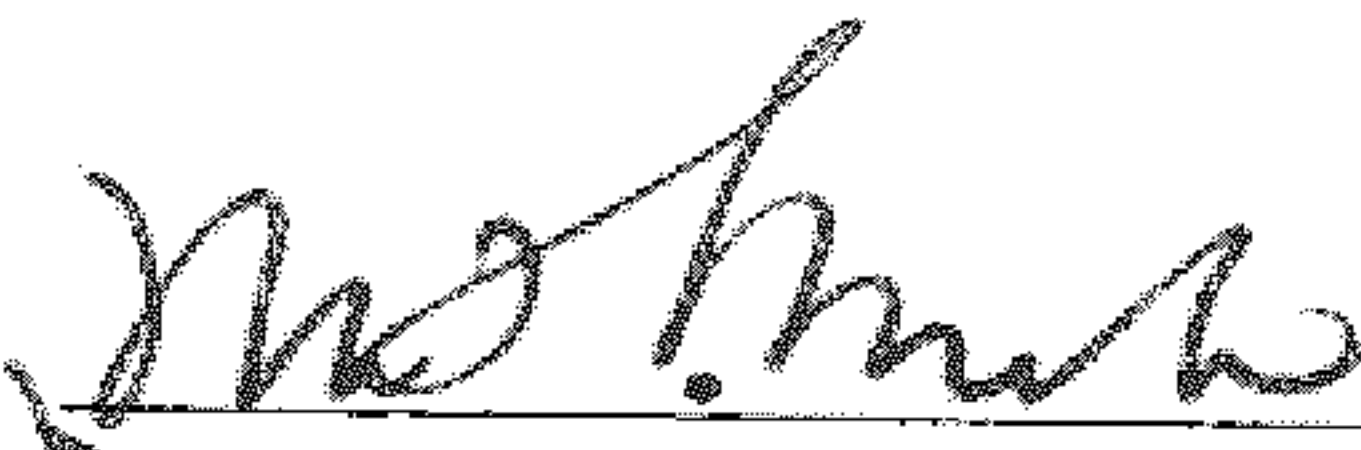
SUBJECT TO:

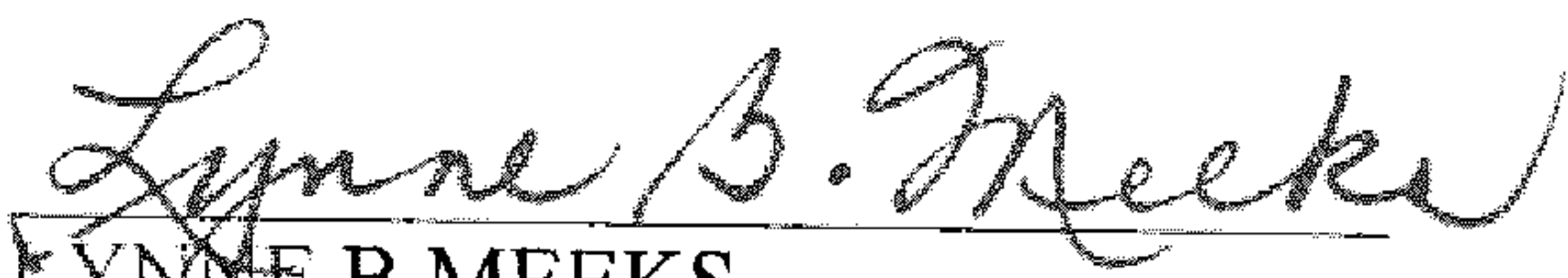
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1992-4720 and Real 265, page 96.
5. Right of way granted to Alabama Power Company recorded in Volume 141, page 180; Volume 333, page 201, and Real 377, page 441.
6. Rights of others to use of Hugh Daniel Drive, as described in Instrument recorded in Deed Book 301, page 799.
7. Covenant and agreement for water service as set out in instrument between Dantract and Shelby County, as recorded in Real 235, page 574.

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 Grantee, its 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 Grantee, its 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 26th day of July, 2022.

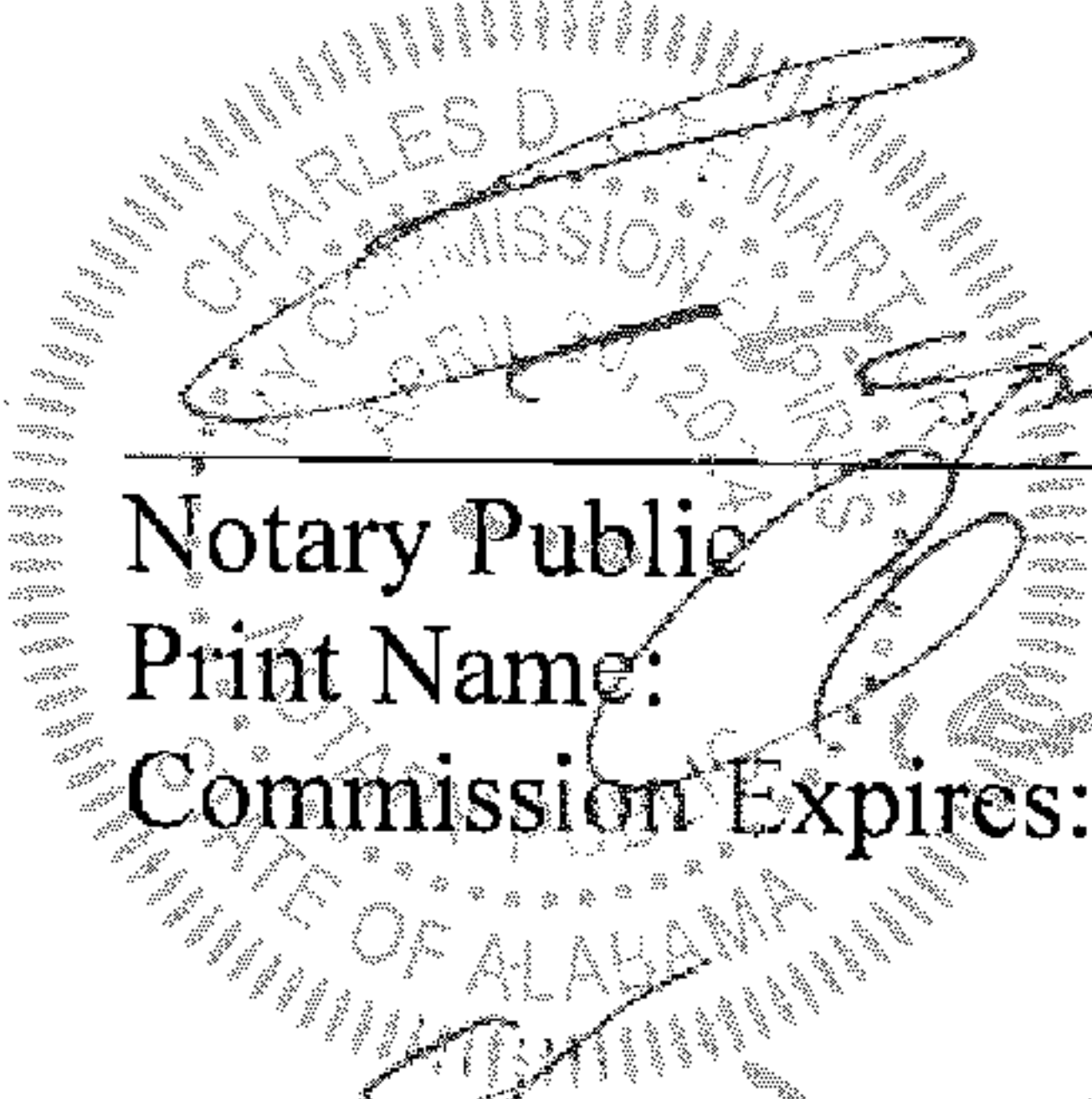

MICHAEL W MEEKS


LYNNE B MEEKS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL W MEEKS and LYNNE B MEEKS 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 26th day of July, 2022.


Notary Public
Print Name: Charles D Stewart, Jr
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2022 12:22:37 PM
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20220729000297490

