

Send tax notice to:
WILLIAM K NESMITH
1085 BELVEDERE COVE
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

2022378T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Two Thousand and 00/100 Dollars (\$382,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SEBASTIEN PETER KIDD, A SINGLE INDIVIDUAL** whose mailing address is: **4049 Mowers Cres Birmingham AL 35242** (hereinafter referred to as "Grantors") by **WILLIAM K NESMITH and SHARON M NESMITH** whose property address is: **1085 BELVEDERE COVE, 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 20A, according to the map and Resurvey No. 1 Belvedere Cove, as recorded in Map Book 37, page 86, in the Office of the Judge of Probate 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. Restrictions, public utility easements and building setback lines as shown on recorded map and Resurvey No. 1 Belvedere Cove, as recorded in Map Book 37, page 86, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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.
4. Articles of Incorporation of Belvedere Cove Homeowners Association, Inc., as recorded in Instrument #20060316000122920 and amended in Instrument #20091118000429500.
5. Memorandum of Sewer Service Agreement with Double Oak Reclamation, LLC as recorded in Instrument #20121102000422150.
6. Covenants, Conditions and Restrictions as recorded in Instrument #20050617000298140; Instrument #20060316000122900; Instrument #20061013000509710; Instrument #20060324000138060 and Instrument #20060614000281640.

\$267,400.00 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, said Grantor, has hereunto set his/her hand and seal this the 28th day of July, 2022.

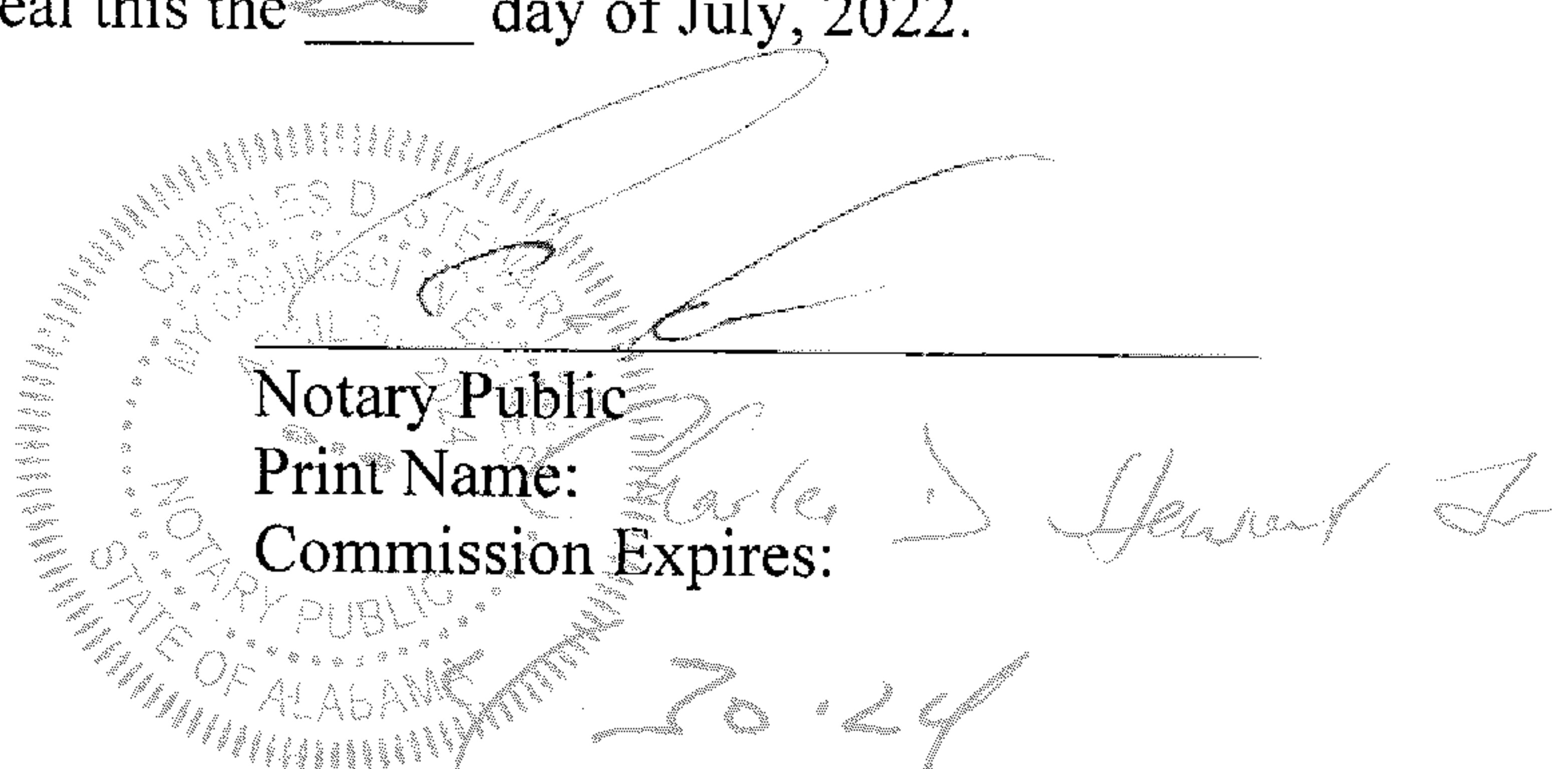


SEBASTIEN PETER KIDD

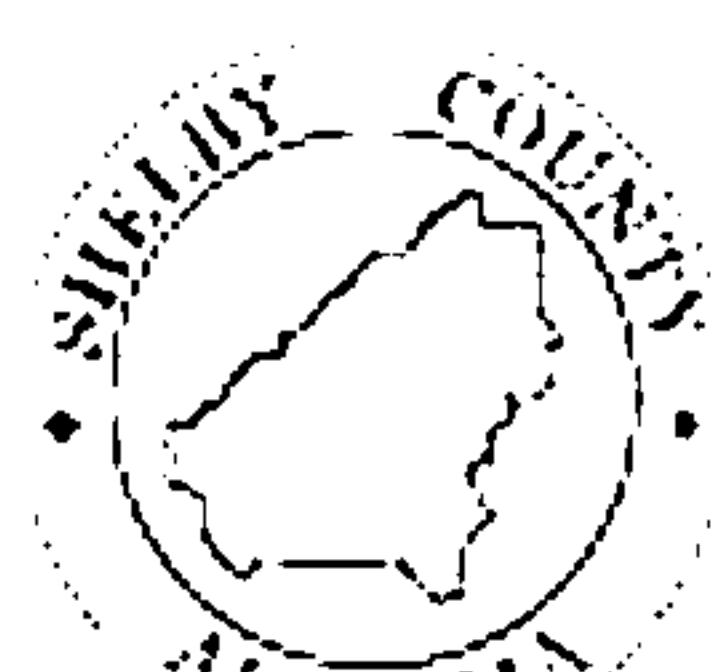
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SEBASTIEN PETER KIDD whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2022.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2022 11:53:05 AM
\$140.00 JOANN
20220802000302210



Allen S. Bayl