

Send tax notice to:
STEPHEN ST. JOHN
229 BEAVER CREST
PELHAM, 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

2022435

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Susan Shepherd Verna, as Trustee for the Baker Irrevocable Trust dated June 19, 2018** whose mailing address is: 3601 Cedar-Correns Pl, Peachtree Corners, GA 30092 (hereinafter referred to as "Grantor") by **STEPHEN ST. JOHN and JEANNE SUSAN ST. JOHN** whose property address is: **229 BEAVER CREST, PELHAM, AL, 35124** (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 46, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Book 27, Page 91, 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. Easement(s), building line(s) and restriction(s) 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. 2000-19725; Inst. No. 2000-38708 and Inst. No. 1998-29313.
5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2000-23179; Volume 263, Page 46 and Inst. No. 2000-23197.
6. Easement recorded in Inst. No. 1997-34735

\$309,294.00 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, Baker Irrevocable Trust, by Susan Shepherd Verna, its Trustee, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 24 day of August, 2022.

Baker Irrevocable Trust

Susan Shepherd Verna, Trustee
BY: Susan Shepherd Verna
ITS: Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Shepherd Verna, whose name as Trustee of the Baker Irrevocable 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 24 day of August, 2022.

[Signature]
Notary Public
Print Name: *Charles D. Stewart*
Commission Expires: *8/30/24*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2022 11:51:26 AM
\$31.00 JOANN
20220826000334570

Allie S. Boyd