

Send tax notice to:
LARA DENISE DIAMOND
464 MEADOW CROFT 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

2022445

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Five Thousand Nine Hundred and 00/100 Dollars (\$285,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **COLIN S CLARK, A SINGLE INDIVIDUAL** whose mailing address is: 16500 Walden Run, Huntsville Alabama 35806 (hereinafter referred to as "Grantors") by **LARA DENISE DIAMOND** whose property address is: **464 MEADOW CROFT DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Meadow Brook Townhomes Phase III, as recorded in Map Book 28, Page 135, 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. Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions and building set back lines of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 66 Page 34.
4. Right of way granted to Alabama Power Company by instrument(s) recorded in Book 75 Page 649 and Inst #2002-18721.
5. Terms and conditions of agreement as set out in instrument recorded in Inst. #2001-11922.
6. Restrictions appearing of record in Book 23 Page 621; Book 121 Page 931; Book 153 Page 921 and Book 216 Page 538.
7. Easements, building lines and restrictions as shown on recorded map.
8. Notice is hereby given that the recorded subdivision map, as recorded in Map Book 28 Page 135, contains on the face of same a statement pertaining to natural lime sinks.

\$280,721.00 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 30th day of August, 2022.

*Colin S. Clark by Rickey Gene Clark
Attorney in fact*

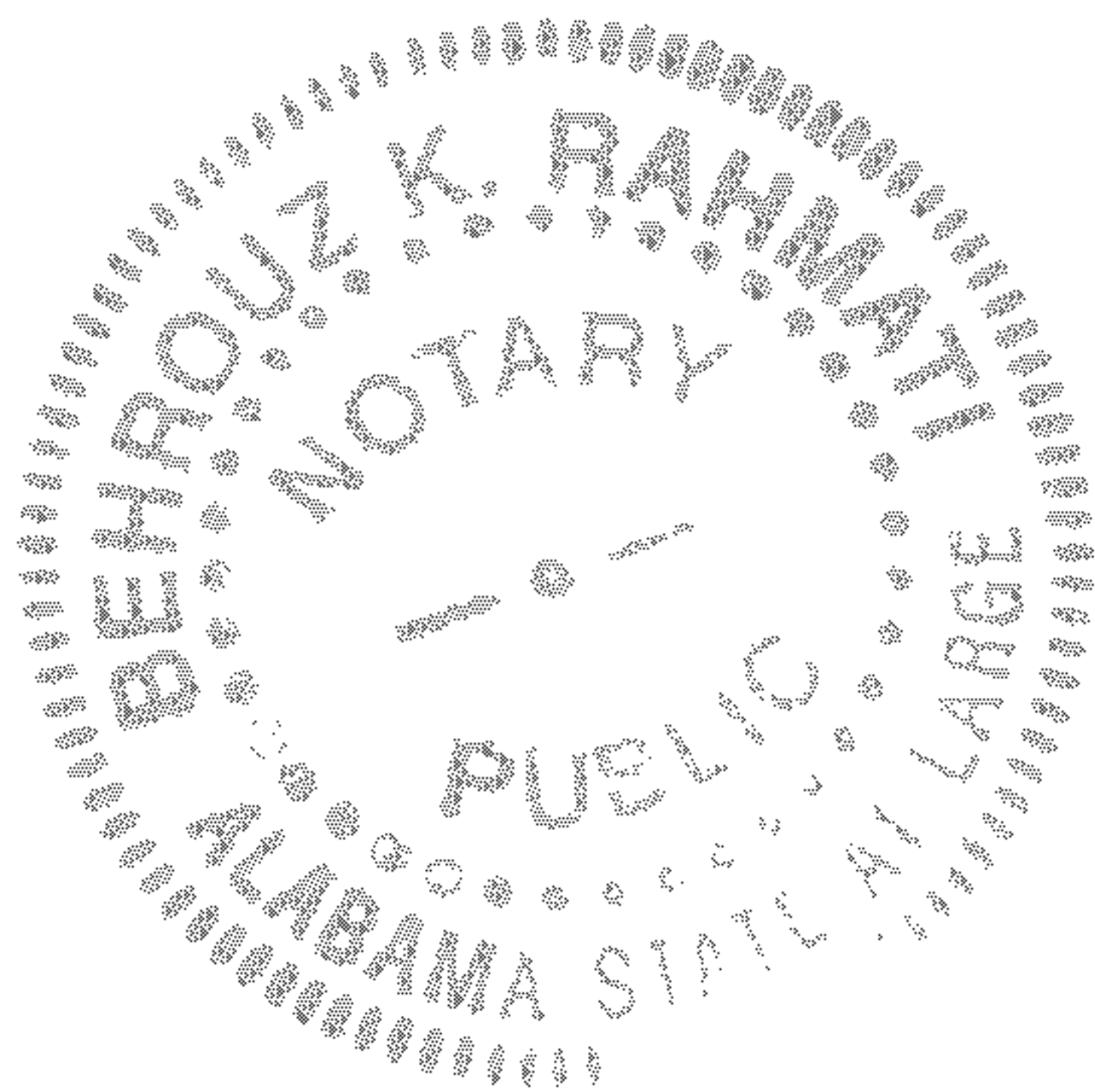
COLIN S CLARK

By Rickey Gene Clark, Attorney in Fact

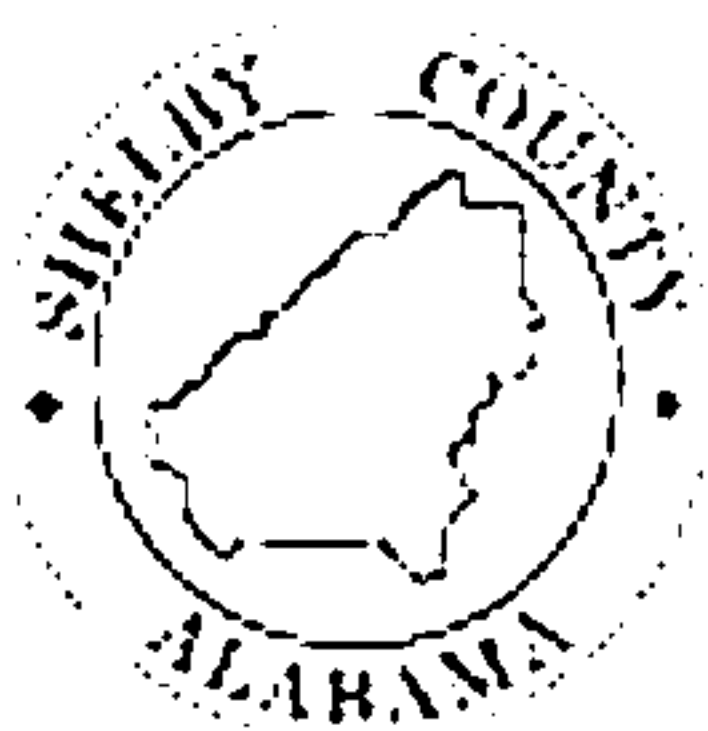
State of Alabama
County of Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rickey Gene Clark, whose name as Agent and Attorney in Fact for Colin S Clark, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for Rickey Gene Clark on the day the same bears date.

Given under my hand and official seal this the 30th day of August, 2022.



[Signature]
Notary Public
Print Name:
Commission Expires: 4/23/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2022 11:58:02 AM
\$30.50 JOANN
20220901000342580

Allen S. Bayl