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09/01/2022 12:04:58 PM
DEEDS 1/2

Send tax notice to:
DALE L GARRARD
1045 STAGG RUN TRAIL
INDIAN SPRINGS, 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

2022443

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Seventy-Five Thousand and 00/100 Dollars (\$975,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHARLES R LAW and AMY Z LAW, HUSBAND AND WIFE**, whose mailing address is 1175 Indian Trail, Pelham, AL 35124 (hereinafter referred to as "Grantors") by **DALE L GARRARD and SUSAN M GARRARD** whose property address is: **1045 STAGG RUN TRAIL, INDIAN SPRINGS, 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:

Lot 15, according to the Survey of Stagg Run, as recorded in Map Book 39, page 67 A & B, 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. 2007-57625.

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 31 day of August, 2022.

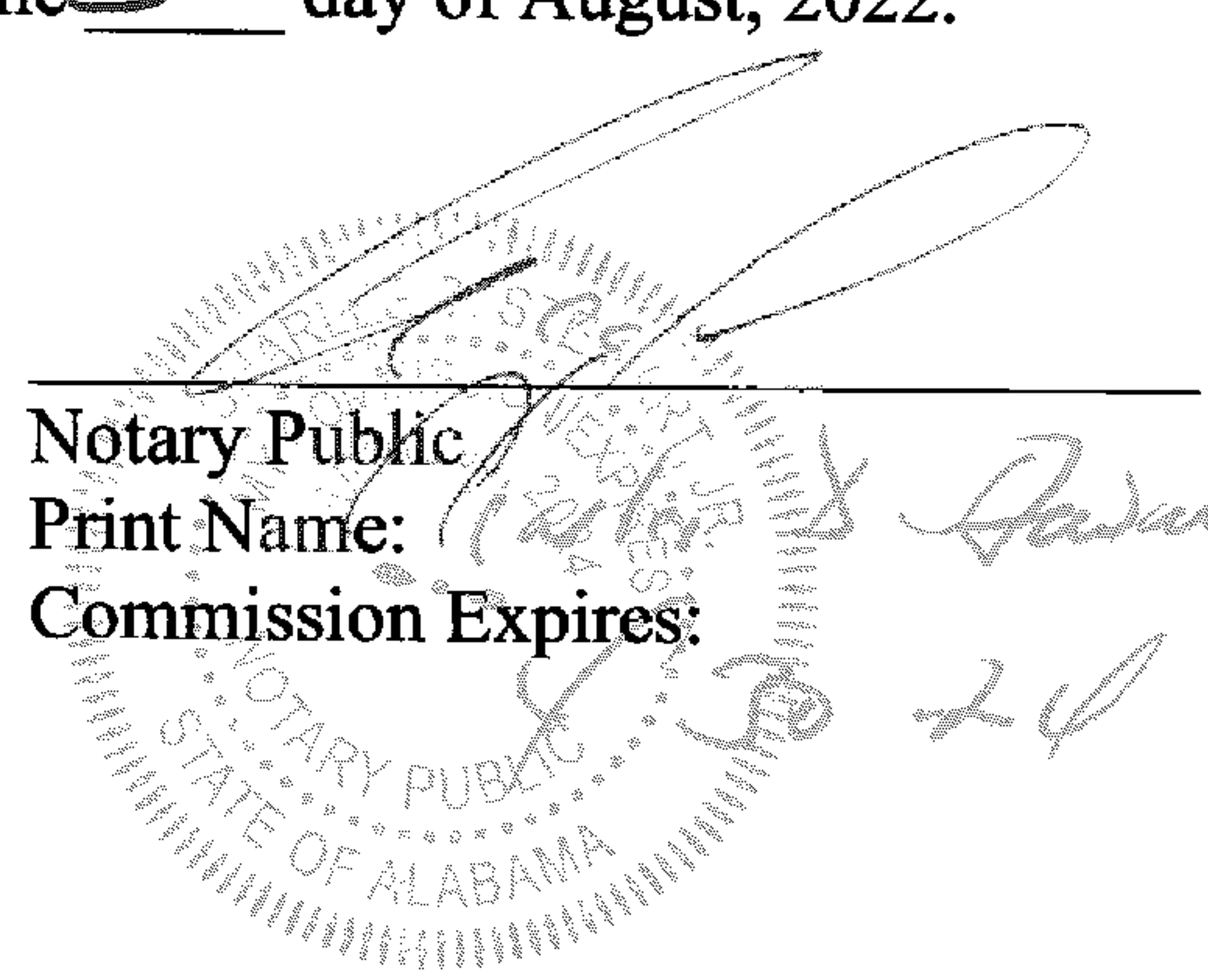

CHARLES R LAW

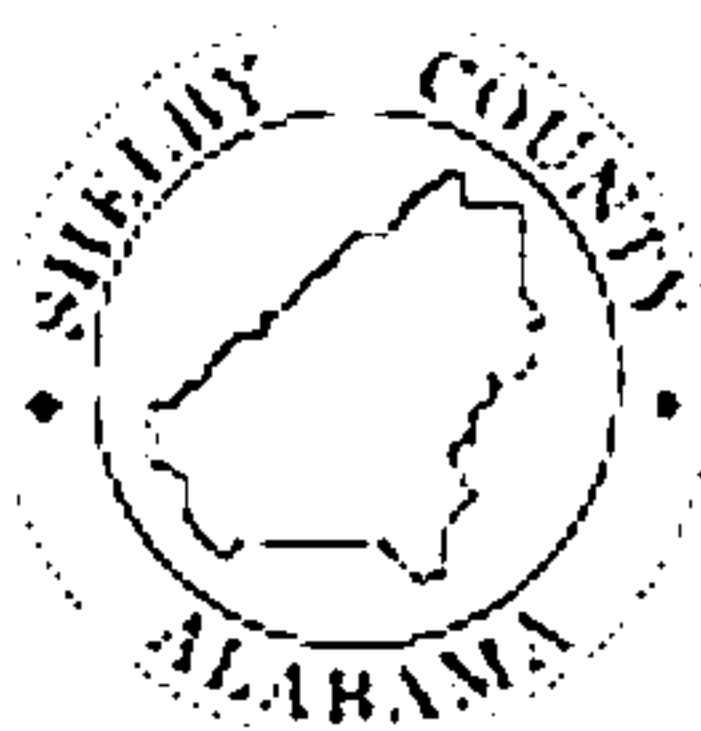

AMY Z LAW

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES R LAW and AMY Z LAW 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 31 day of August, 2022.


Notary Public
Print Name: Charles R Law
Commission Expires: 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2022 12:04:58 PM
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