

Send tax notice to:
BEAU R BEARD
387 LIBERTY RIDGE ROAD
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022453

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Five Thousand and 00/100 Dollars (\$435,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TONY R FANNIN and ANNETTE M FANNIN, HUSBAND AND WIFE** whose mailing address is **147 CHESTNUT DRIVE, ALABASTER, ALABAMA 35007**, (hereinafter referred to as "Grantors") by **BEAU R BEARD and SLOAN D BEARD** whose property address is: **387 LIBERTY RIDGE ROAD, CHELSEA, AL, 35043** 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 24, according to the Survey of Countryside at Chelsea Second Sector, as recorded in Map Book 10, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

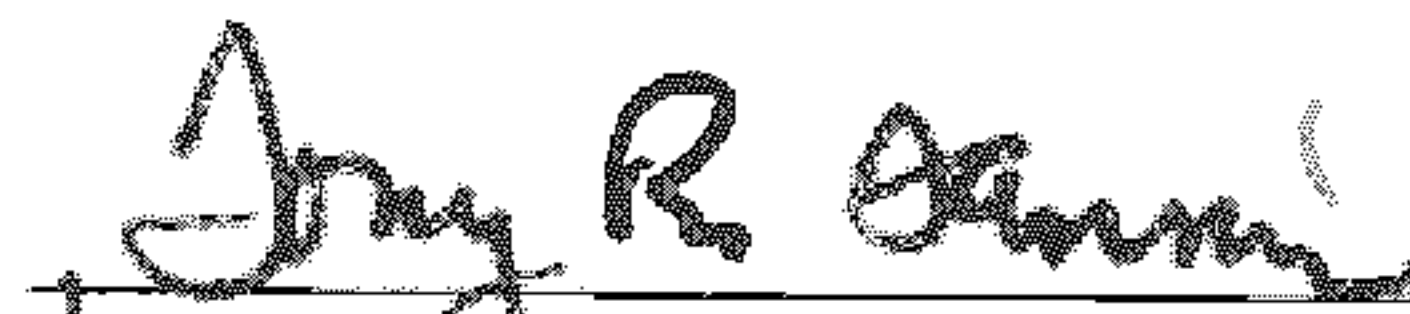
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Shelby Real 120, Page 316 and Shelby Real 123, Page 10.

\$391,500.00 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 1 day of September, 2022.

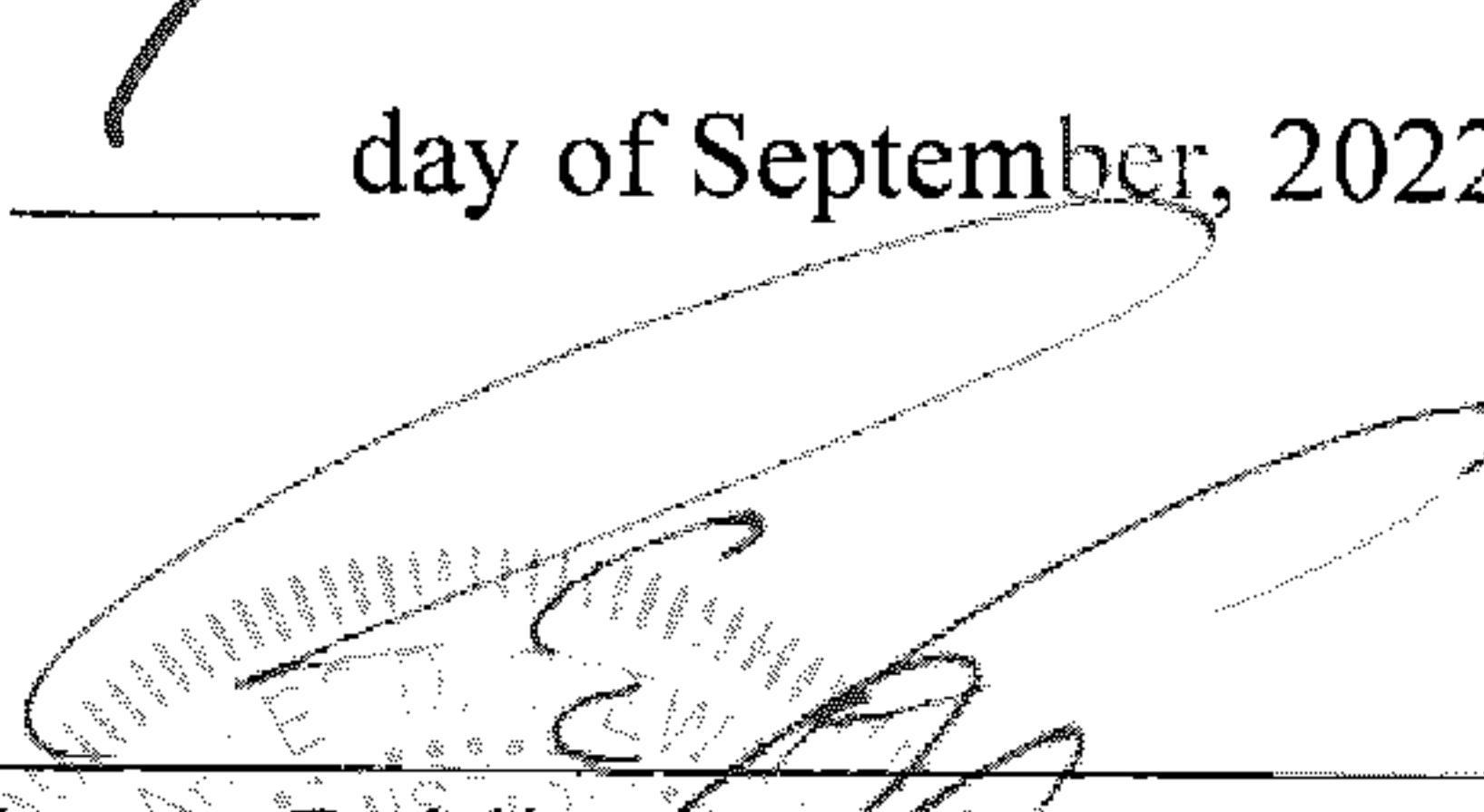

TONY R FANNIN


ANNETTE M FANNIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TONY R FANNIN and ANNETTE M FANNIN 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 1 day of September, 2022.


Notary Public
Print Name: Charles J. Stewart
Commission Expires: 30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2022 10:58:15 AM
\$68.50 JOANN
20220902000344240

