

Send tax notice to:
LAURA COLLINS MUNROE
133 TIMBERLEAF CIRCLE
ALABASTER, AL, 35007

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

STATE OF ALABAMA

2022464T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SONYA MOORE, A SINGLE INDIVIDUAL**, whose mailing address is 517 11th Street N.W. Alabaster, AL 35007 (hereinafter referred to as "Grantor") by **LAURA COLLINS MUNROE** whose property address is: **133 TIMBERLEAF CIRCLE, ALABASTER, AL, 35007** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Timberleaf Townhomes, as recorded in Map Book 21, page 31, 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. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Timberleaf Townhomes, as recorded in Map Book 21, page 31, in the Probate Office 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, including those recorded in Instrument #1995-32066 and Real Volume 115, page 609.
4. Right of way granted to South Central Bell as recorded in Deed Book 153, page 768.
5. Restrictive Covenants and Grant of Land Easements in favor of Alabama Power Company recorded in Instrument #1999-22199.
6. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance as recorded in Instrument #1996-41875 of the Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions as recorded in Instrument #1996-28323

\$211,105.00 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 it is 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 20 day of September, 2022.


SONYA MOORE

STATE OF ALABAMA
COUNTY OF SHELBY

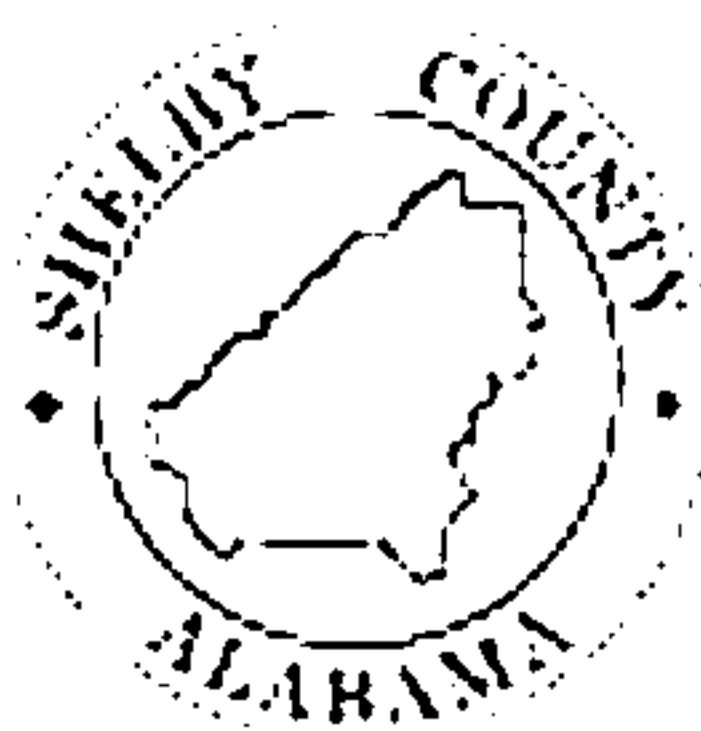
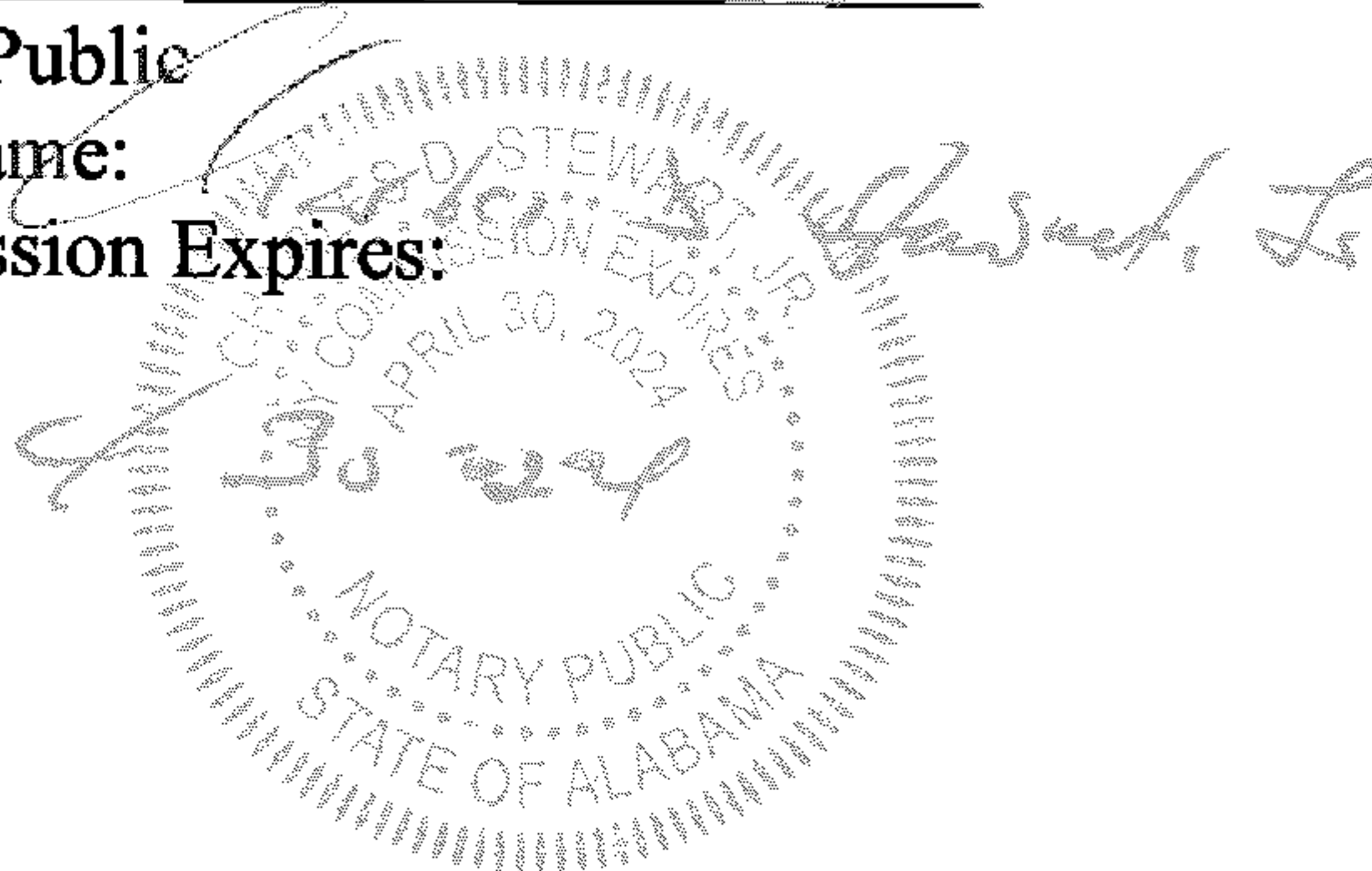
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SONYA MOORE whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of September, 2022.


Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/22/2022 08:44:14 AM
\$29.00 JOANN
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