

Send tax notice to:
ROBERT STERLING WHITCOMB
2157 CAMERON CIRCLE
HOOVER, 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

2022425

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Twenty Thousand and 00/100 Dollars (\$620,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JULIE HAMNER, A SINGLE INDIVIDUAL**, whose mailing address is **2170 ACTON PARK WAY, BIRMINGHAM, ALABAMA 35243**, (hereinafter referred to as "Grantors") by **ROBERT STERLING WHITCOMB and CHANLEY ALEXA WHITCOMB** whose property address is: **2157 CAMERON CIRCLE, HOOVER, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of St Ives at Greystone, as recorded in Map Book 15, page 70 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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. 30 foot undisturbed buffer zone on rear as shown by recorded map.
5. Restrictions appearing of recorded in Real 317, page 260; Real 265, page 96; Real 319, page 235; Real 333, page 415; Real 336, page 821; Real 346, page 941; Real 356, page 653 and Real 397, page 958, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company as recorded in Volume 109, page 505; Volume 112, page 516; Volume 305, page 637; Real 333, page 138; Real 350, page 206 and Real 377, page 421 in the Probate Office of Shelby County, Alabama.
7. Rights of others to use of Hugh Daniel Drive as set out in instrument recorded in Deed Book 301, page 799, in the Probate Office of Shelby County, Alabama.
8. Covenants and agreements for water services recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama.
9. Reciprocal Easement Agreement pertaining to access and roadway easements, as recorded in Real 312, page 274; amended by Real 317, page 253 and by Real 356, page 668, in the Probate Office of Shelby County, Alabama.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Volume 4, page 486; Volume 121, page 294 and Volume 60, page 260, in the Probate Office of Shelby County, Alabama.
11. Right of Way granted to Alabama Power Company for water distribution as recorded in Real 333, page 138 in the Probate Office of Shelby County, Alabama.
12. Agreement with Shelby County Cable, Inc. recorded in Real 350, page 545, in the Probate Office of Shelby County, Alabama.

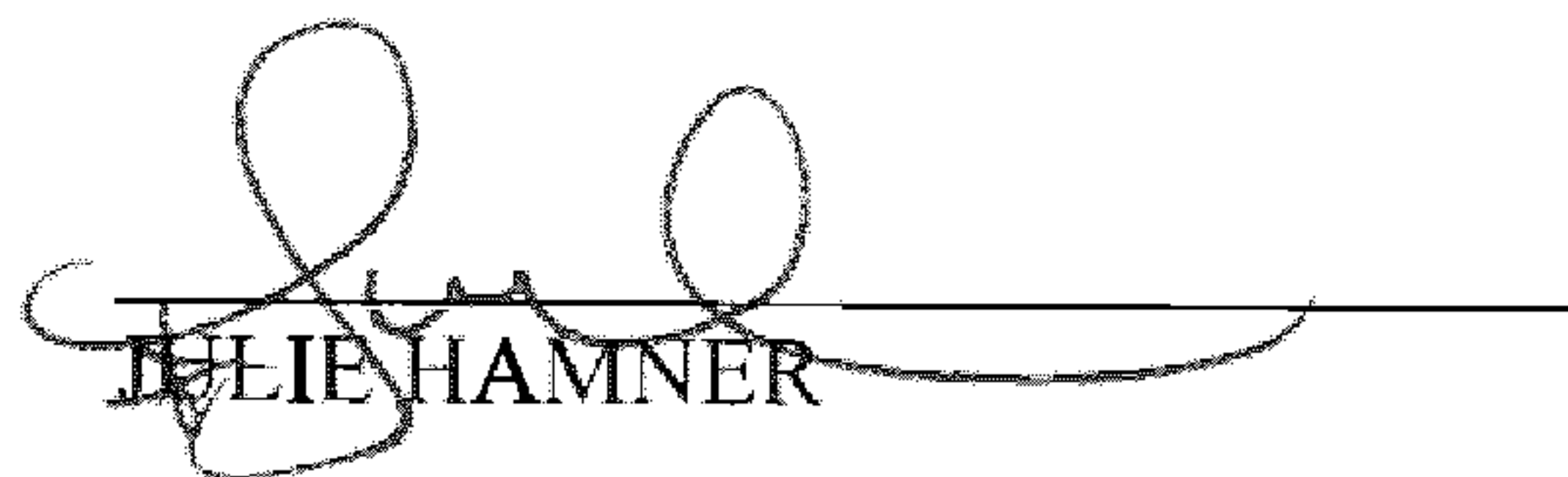
13. Restrictions regarding Alabama Power Company, recorded in Real 364, page 393, in the Probate Office of Shelby County, Alabama.
14. Release of Damages as recorded in Instrument 1992-5331, in the Probate Office of Shelby County, Alabama.
15. Easement agreement recorded in Instrument 20040102000001570, in the Probate Office of Shelby County, Alabama.
16. Notice regarding availability of sanitary sewer service recorded in Instrument 20131204000469370, in the Probate Office of Shelby County, Alabama.
17. Map Book 15 page 70 shows the following reservation: Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. Area underlain by limestone and thus may be subject to lime sink activity.

\$465,000.00 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.

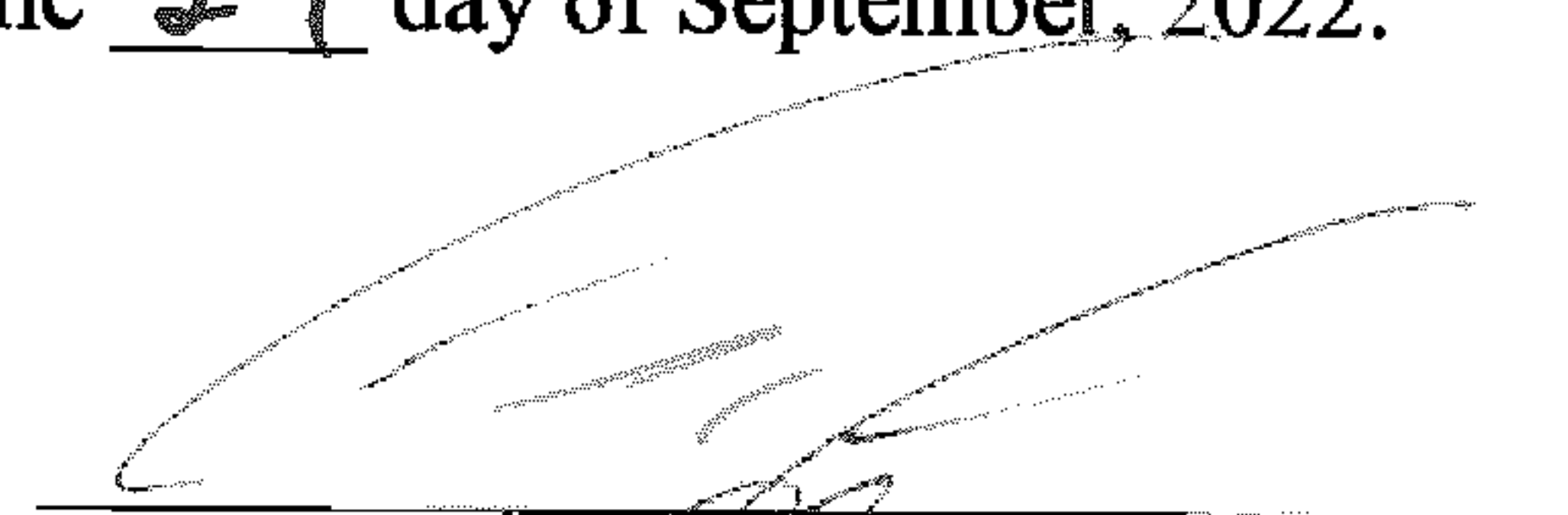
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27 day of September, 2022.


JULIE HAMNER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIE HAMNER 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 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
10/03/2022 11:34:34 AM
\$180.00 JOANN
20221003000376910


Alli S. Bayl