

Send tax notice to:
WILHELMUS J SCHAFFERS
522 BAYHILL RIDGE CIRCLE
BIRMINGHAM, AL, 35244

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

STATE OF ALABAMA 2022487
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Sixty-Five Thousand and 00/100 Dollars (\$765,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT L SWANN and AMY SWANN F/K/A AMY S GARTMAN, HUSBAND AND WIFE** whose mailing address is: **1003 8th Avenue, Jasper, AL 35501** (hereinafter referred to as "Grantors") by **WILHELMUS J SCHAFFERS and KAREN C SCHAFFERS** whose property address is: **522 BAYHILL RIDGE CIRCLE, BIRMINGHAM, AL, 35244** 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, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16A, according to the Survey of A Resurvey of Lots 16, 17, & 18, Heatherwood Forest, Sector Two, as recorded in Map Book 29, Page 73, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

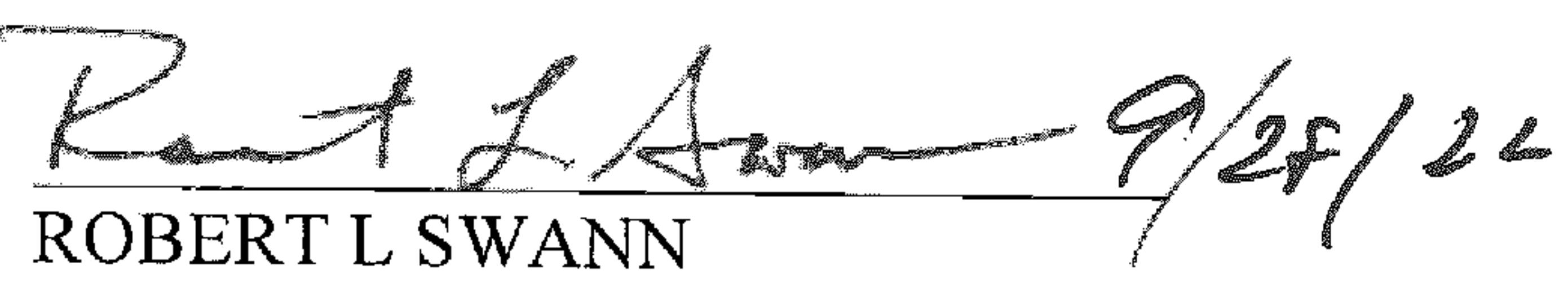
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Declaration of Protective Covenants as record in Inst. No. 1993-35854; Inst. No. 1998-45041 and Inst. No. 2010-35140
5. Restrictive Covenants with Alabama Power Company recorded in Inst. No. 1994-7784.

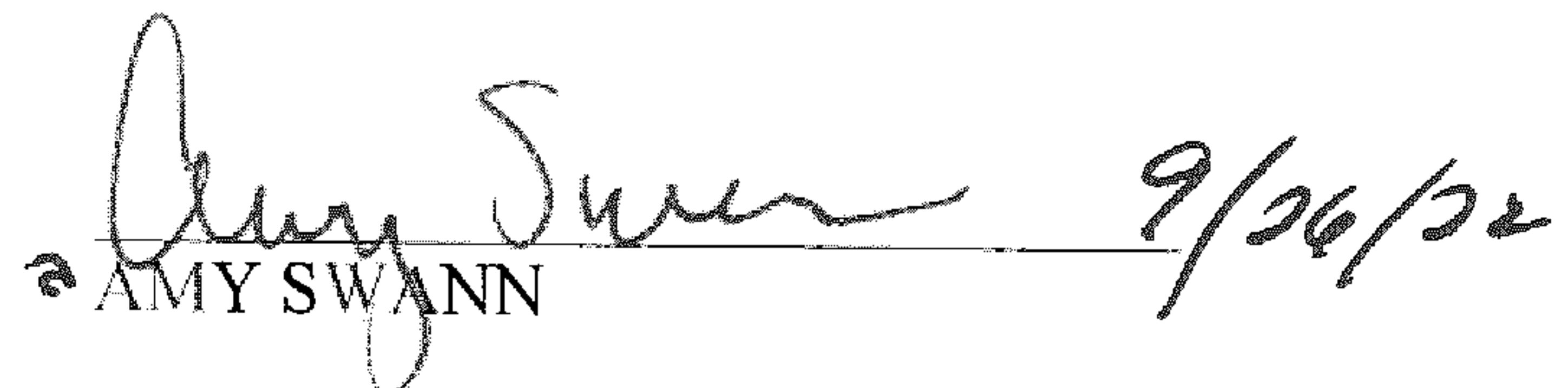
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 28 day of September, 2022.

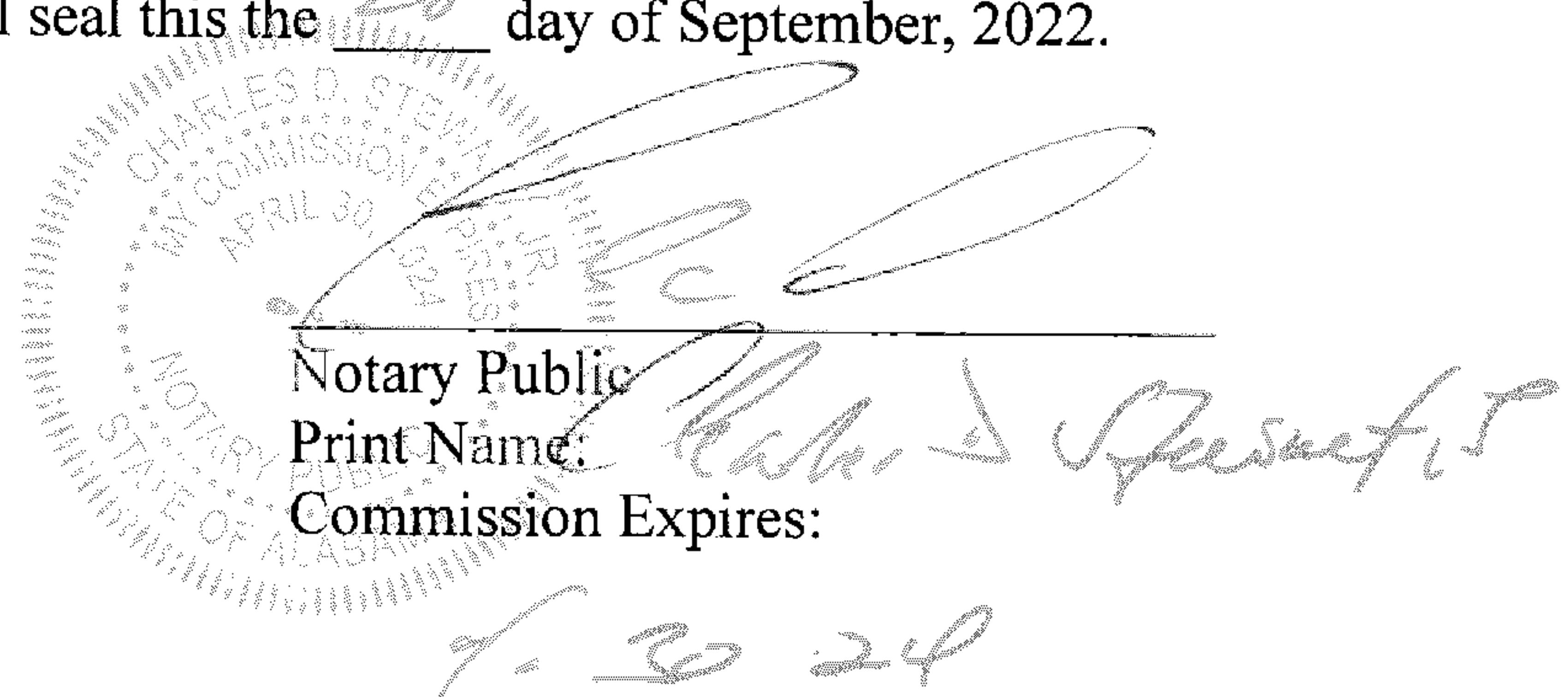

ROBERT L SWANN


AMY SWANN 9/28/22

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT L SWANN 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.

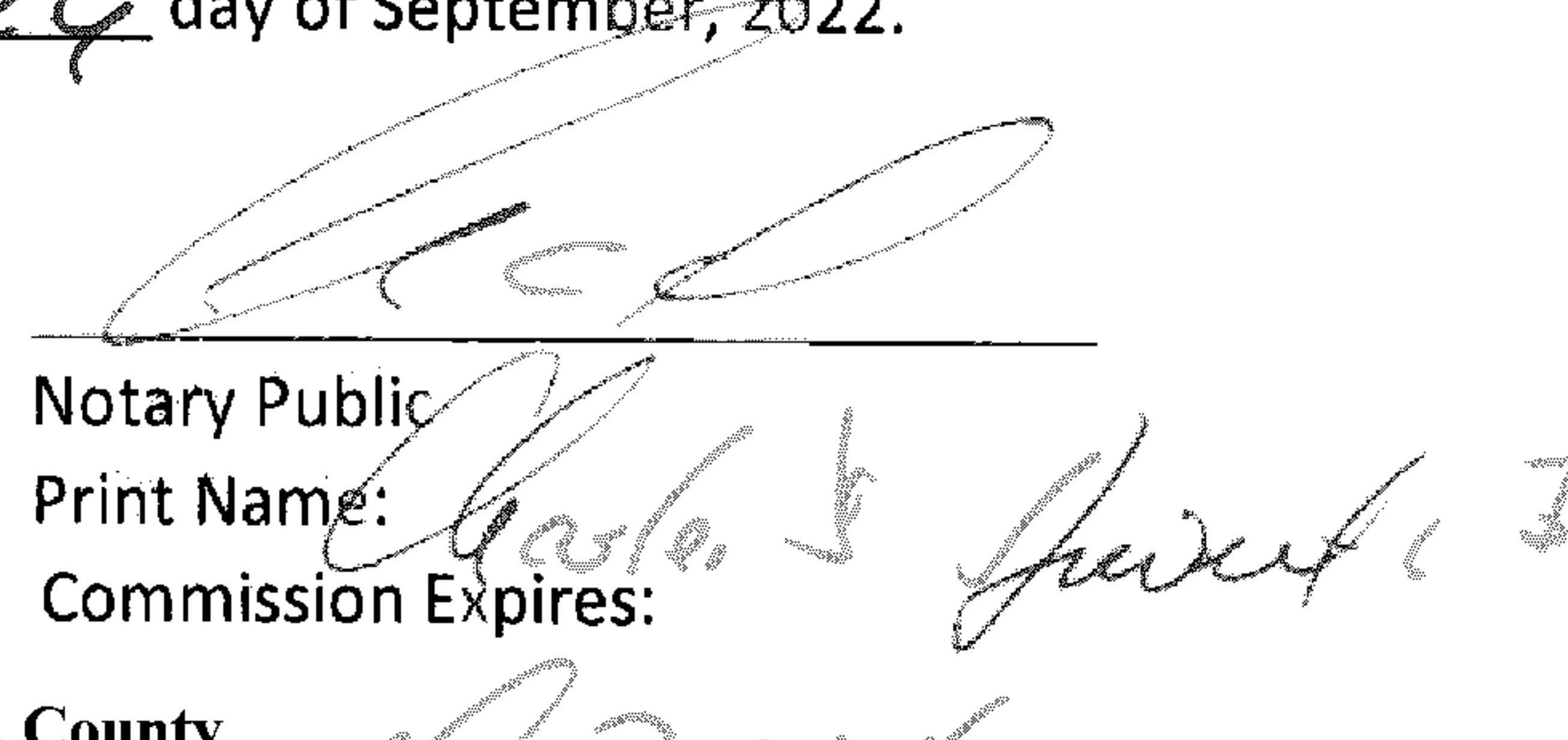
Given under my hand and official seal this the 28 day of September, 2022.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2026
9/30/24

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Swann 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 24 day of September, 2022.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2026
4-30-24

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2022 11:50:54 AM
\$791.00 BRITTANI
20221003000377000

