

Send tax notice to:
ROBERT W MCCALLUM III
3 BELLERIVE KNOLL
SHOAL CREEK, 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
SHELBY COUNTY

2022360

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million Twenty-Five Thousand and 00/100 Dollars (\$1,025,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **NANCY KEY LINDSAY, AS TRUSTEE OF THE JANE M KEY GST EXEMPT TRUST B FBO NANCY KEY LINDSAY, AS ESTABLISHED UNDER LAST WILL AND TESTAMENT OF JANE M. KEY, DECEASED, PROBATE CASE NO. PR-2008-7868, SHELBY COUNTY, ALABAMA, AND RECORDED IN INSTRUMENT 2010081800026570**, whose mailing address is *9448 Anethurst Drive, Sylva, AL 36526* (hereinafter referred to as "Grantor") by **ROBERT W MCCALLUM III and TARA MCCALLUM** whose property address is: **3 BELLERIVE KNOLL, SHOAL CREEK, 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 138-A, according to the Resurvey of Lots 114, 118, 119, 120, 129, 130, 137, 138 and 143, of Shoal Creek, as recorded in Map Book 7, page 20, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions as shown by recorded Map.
3. Declaration of Covenants Conditions and Restrictions of Shoal Creek Subdivision as recorded in Misc. Volume 19, page 861; Amendment to Declaration as recorded in Misc. Volume 23, page 564; Amendment to Declaration as recorded in Misc. Volume 23, page 567; Amended and Restated Protective Covenants for Shoal Creek Real 370, page 938; Second Amended and Restated Protective Covenants of Shoal Creek as recorded in Instrument 20091016000392120, Third Amended and Restated Protective Covenants of Shoal Creek as recorded in Instrument 20150505111147980, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Volume 21, page 855; Misc Volume 26, page 746; Volume 26, page 848; Real 62, page 610; Real 106, page 513; Real 103, page 516; Real 130, page 588, in the Probate Office of Shelby County, Alabama.
5. Restrictive Covenants regarding Alabama Power Company Easements as recorded in Real 298, page 889 and Real 298, page 918, in the Probate Office of Shelby County Alabama.
6. Right of way to Southern Bell Telephone and Telegraph Company, recorded in Volume 356, page 420 and Volume 306, page 242, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 129, page 294, in the Probate Office of Shelby County, Alabama.
8. Easement to Alabama Power Company recorded in Volume 308, page 651; Volume 318, page 588; Volume 318, page 597; Real 133, page 599; Instrument 2002/6356; Instrument 2002/6363 and Instrument 20161229000472630, Instrument 20180131000033270 in the Probate Office of Shelby County, Alabama.

9. Powers and provisions as set out in the Articles of Incorporation of Shoal Creek Association Inc. as recorded in Misc Volume 15, page 69, Amendment to Articles as recorded in Misc. Volume 15, page 679.
10. Amendment to Articles as recorded in Instrument 20091223000468240, Amendment to Articles as recorded in Instrument 20091223000468250 in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
11. Sanitary Sewer Easement Agreement to Double Oak Water Reclamation LLC as recorded in Instrument 20160415000124550 and Instrument 20160415000124560, in the Probate Office of Shelby County, Alabama.

Subject property is one and the same property conveyed in Deeds recorded in Instrument 20021227000647650, Instrument 2003012700046240, Instrument 20030127000046250, Instrument 20030509000289690, Instrument 20070821000394980, Instrument 20100423000123430, Instrument 20100818000263570 and Instrument 20101020000350100 in Probate Office of Shelby County, Alabama.

\$715,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, NANCY KEY LINDSAY, AS TRUSTEE OF THE JANE M KEY GST EXEMP TRUST B FBO NANCY KEY LINDAY, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 3rd day of October, 2022.

JANE M. KEY GST EXEMPT TRUST B FBO
NANCY KEY LINDSAY

BY: *Nancy Key Lindsay*
NANCY KEY LINDSAY, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NANCY KEY LINDSAY, AS TRUSTEE OF THE JANE M KEY EXEMPT TRUST B FBO NANCY KEY LINDSAY, 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 and with full authority, she executed the same voluntarily for and as an act of said Trust.

Given under my hand and official seal this the 3rd day of October, 2022.

Notary Public
Print Name *Charles D Stewart*
Commission Expires: *2024*

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2022 11:01:55 AM
\$336.00 BRITTANI
20221010000384430



Allen S. Bayl