

This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020
File #0822-12

SEND TAX NOTICE TO:
TIMOTHY C. PARKER
101 PLEASANT PLACE
BESSEMER, AL 35022

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Ninety Thousand and 00/100 Dollars \$90,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DELEIAH J. VINES, a single woman, whose mailing address is 101 PLEASANT PLACE, BESSEMER, AL 35022, does (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto TIMOTHY C. PARKER, whose mailing address is 101 PLEASANT PLACE, BESSEMER, AL 35022 (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 101 PLEASANT PLACE, BESSEMER, AL 35022, to-wit:

SEE EXHIBIT A.

SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

SUBJECT TO:

- 1 Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- 2 Taxes due in the year of 2022, a lien, but not yet payable, until October 1, 2022.
- 3 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 4 Rights or claims of parties in possession not shown by the public records.
- 5 Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 6 Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 7 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto

adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

9 Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the public records.

10 Less and except any portion of subject property which may lie within the boundaries of any roadway.

11 Rights-of-way in favor of Alabama Power Company as recorded in Deed Volume 190, Page 56, and Deed Volume 229, Page 714, both in the Office of the Judge of Probate of Shelby County, Alabama.

12. Pole & line easement in favor of Alabama Power Company as recorded in Real Volume 65, Page 6, in said Probate Office.

\$78,347.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), DELEIAH J. VINES, a single woman, have hereunto set my (our) hand(s) and seal(s) this 29th day of September, 2022.

Deleiah J. Vines (SEAL)
DELEIAH J. VINES

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DELEIAH J. VINES, a single woman, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily, in said capacity and with full authority, on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2022.

[Signature]
Notary Public My Comm Exp: 2/15/23

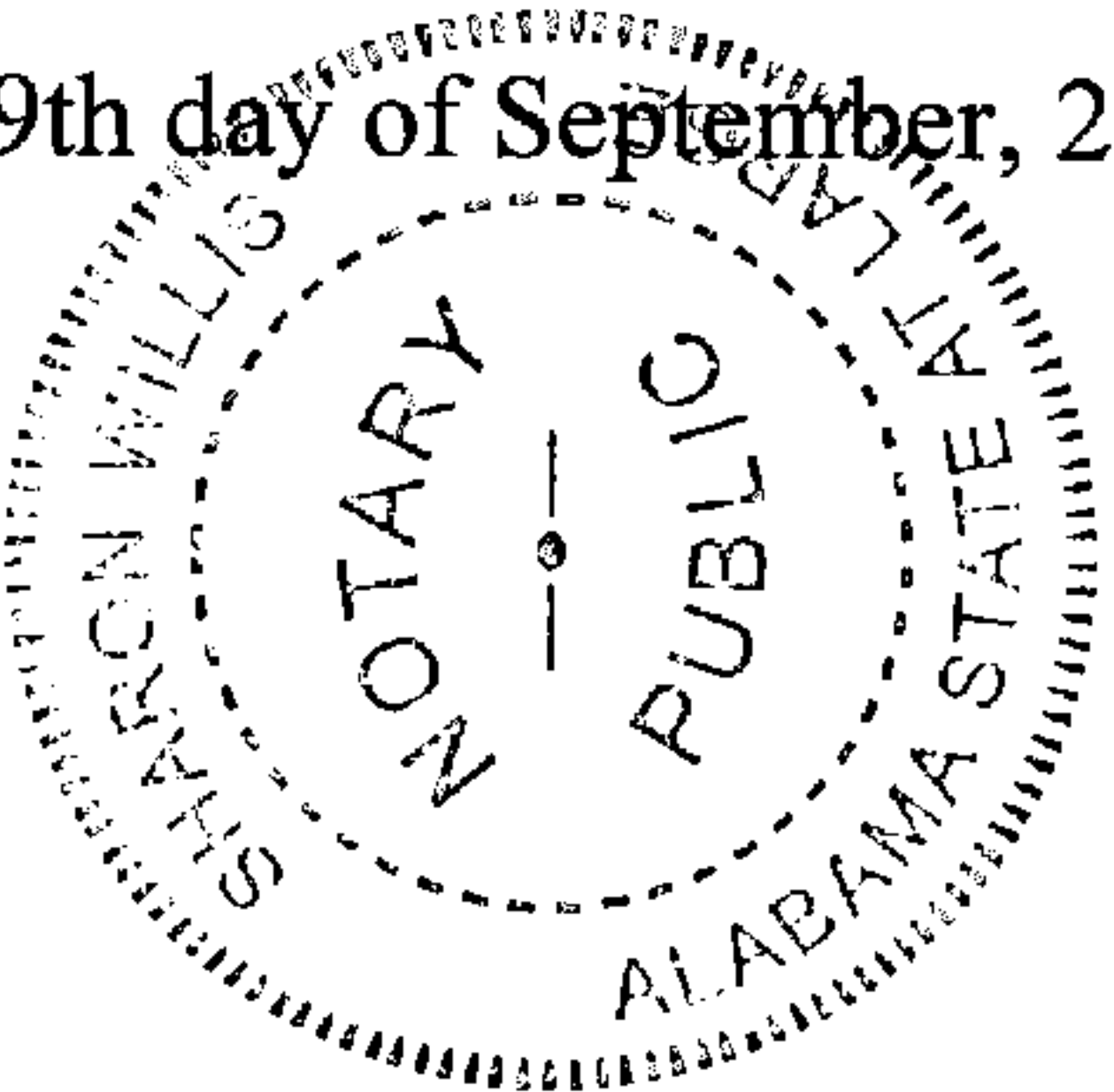


EXHIBIT "A"

Commence at the Northwest corner of the NE ¼ of SE ¼ of Section 28, Township 20, Range 4 West; thence South 38 degrees 15 minutes West, 912 feet to a stake on the South side of the right of way of the paved highway running from the bridge at Genery's Gap; thence South 49 degrees 30 minutes East 435.6 feet to the point of beginning of the property herein conveyed; thence continue along the same line for a distance of 217.8 feet; thence right 85 degrees 50 minutes for 200 feet; thence turn to the right 84 degrees 10 minutes for 217.8 feet; thence turn to the right 85 degrees 50 minutes for 200 feet to the point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2022 08:04:28 AM
\$40.00 JOANN
20221012000386470

Allie S. Bayl