

Send tax notice to:

SARRIS PROPERTIES, LLC

109 Meadow Ridge Ct.
Birmingham, AL 35242

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, AL 35242

STATE OF ALABAMA

2022533T

Shelby COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$309,900.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Earl Terrance Chase, Personal Representative of the Estate of Judith Ann Chase, Shelby County, Alabama Probate Case #PR-2022-000117** whose mailing address is: 2704 Alta View Drive, Vestavia, AL (hereinafter referred to as Grantors) in hand paid by **SARRIS PROPERTIES, LLC, A LIMITED LIABILITY COMPANY** whose property address is: **4903 MEADOW BROOK WAY, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 100, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, 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, public utility easements and building setback lines as shown on the recorded map and survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, 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 Volume 32, page 306; Volume 40, page 265 and Volume 32, page 48.
4. Right of way, Agreement and Restrictions granted to Alabama Power Company recorded in Misc. Book 27, page 891; Volume 316, page 369; Misc. Book 48, page 880; and Misc. Book 27, page 890.
5. Transmission line permit to Alabama Power Company and South Central Bell as recorded in Deed Book 316, page 394.
6. Covenants, Conditions and Restrictions as recorded in Misc. Book 25, page 298 and Misc. Book 27, Page 890.

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

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, The Estate of Judith Ann Chase, by Earl Terrance Chase, its Personal Representative who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 7th day of October, 2022.

The Estate of Judith Ann Chase

Earl Terrance Chase

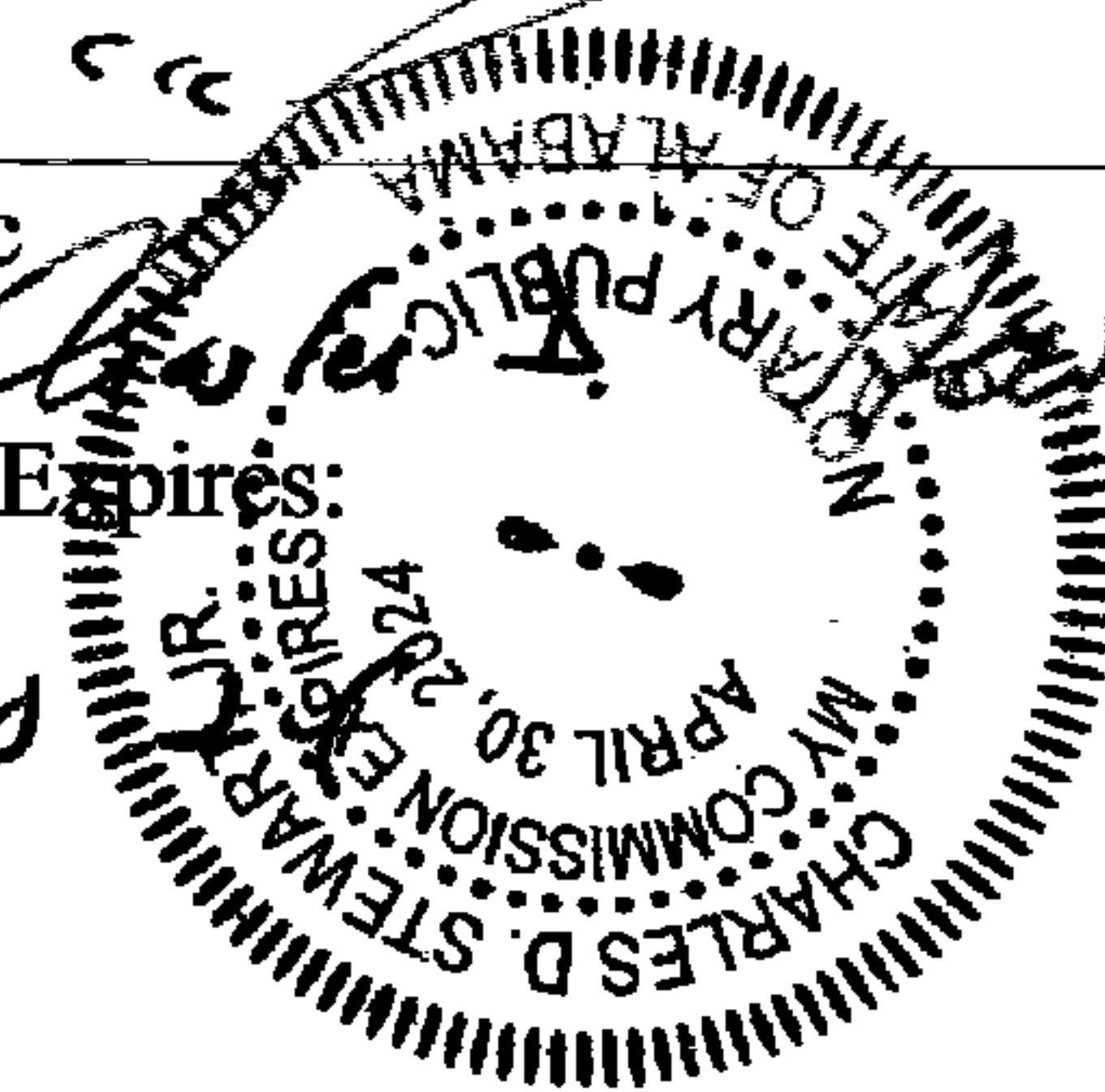
Earl Terrance Chase, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl Terrance Chase, whose name as Personal Representative of the Estate of Judith Ann Chase, 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 in his capacity as said Personal Representative of the Estate of Judith Ann Chase, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 7th day of October, 2022.

[Signature]
Notary Public
Print Name *Charles D. Stewart, Jr.*
Commission Expires: *4.30*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2022 11:26:30 AM
\$335.00 BRITTANI
20221018000393390

Allie S. Boyd