

Send tax notice to:
CLAYTON RUSSELL KIRK
98 HAWTHORN STREET
BIRMINGHAM, 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

2022473

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ERIC T EVANS and AMI EVANS, HUSBAND AND WIFE** whose mailing address is: 3712 Wyngate Core Bham AL 35242 (hereinafter referred to as "Grantors") by **CLAYTON RUSSELL KIRK and AMBER NICOLE KIRK** whose property address is: **98 HAWTHORN STREET, BIRMINGHAM, 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 11-17, Block 11, according to the Survey of Mt. Laurel, Phase II, as recorded in Map Book 30, Page 10, 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. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Mt. Laurel, Phase II, as recorded in Map Book 30, Page 10, in the Probate Office of Shelby County, Alabama.
3. Mt. Laurel Master Deed Restrictions as recorded in Instrument #2000-35579 as amended at Instrument #2000-36270, re-recorded at #2000-388959, #2000-38860, #2001-03681, #2003-91860, #2003-184530, #2003-184540, #2003-327730, #2004-191810, #2004-340720, #2004-569110, #20050714000352130, #20061219000616320, #2007102200048730, #20080718000289820, #20081219000470230, #2009117000427120, #20131021000415550, #20140113000012710 and all further amendments thereto.
4. Restrictions, covenants and conditions appearing of record in Inst. #2000-35579, #200-35580, as amended by First Amendment thereto dated as of September 1, 2000 and recorded as Inst. #2000-36270, and re-recorded as Inst. #2000-38859; Second Amendment thereto dated as of November 8, 2000 and recorded as Inst. #2000-38860; Third Amendment thereto dated as of January 31, 2001 and recorded as Inst. #2001-03681; Fourth Amendment thereto dated as of February 11, 2003 and recorded as Inst. #20030213-000091860; Fifth Amendment thereto dated as of February 28, 2003 and recorded as Inst. #20030327000184530; Sixth Amendment thereto dated as of March 19, 2003 and recorded as Inst. #20030327000184540; Seventh Amendment thereto dated as of May 20, 2003 and recorded as Inst. #20030527000327720; Eight Amendment thereto dated as of April 13, 2004 and recorded as Inst. #20040413000191810; Ninth Amendment thereto dated as of June 22, 2004 and recorded as Inst. #20040623000340720; Tenth Amendment thereto dated as of October 15, 2004 and recorded as Inst. #20041015000569110; Eleventh Amendment thereto dated as of July 13, 2005 and recorded as Inst. #20050714000352130; Twelfth Amendment thereto dated as of December 18, 2006 and recorded as Inst. #20061219000616320; Thirteenth Amendment thereto dated as of May 30, 2007 and recorded as Inst. #20071022000487350; Fourteenth Amendment thereto dated as of July 17, 2008 and recorded as Inst. #20080718000289820; Fifteenth Amendment recorded in Inst. #20081219000470230; Sixteenth Amendment recorded in Inst. #2009117000427120; Seventeenth Amendment recorded in Inst. #20131021000415555; Eighteenth Amendment recorded in Inst. #20140113000012710, and Nineteenth Amendment recorded in Inst. #20151002000346630, and all further amendments thereto. in the Probate Office (collectively, the "Master Deed Restrictions.")
5. Release of damages as contained in that deed recorded in Instrument #20030904000591630.
6. Easement to Marcus Cable Associates, LLC dated 11/15/2010 recorded at Instrument #20101221000428650.
7. Mt. Laurel Town Center Covenants recorded at 20030327000184570 and amended at #20040623000340730.

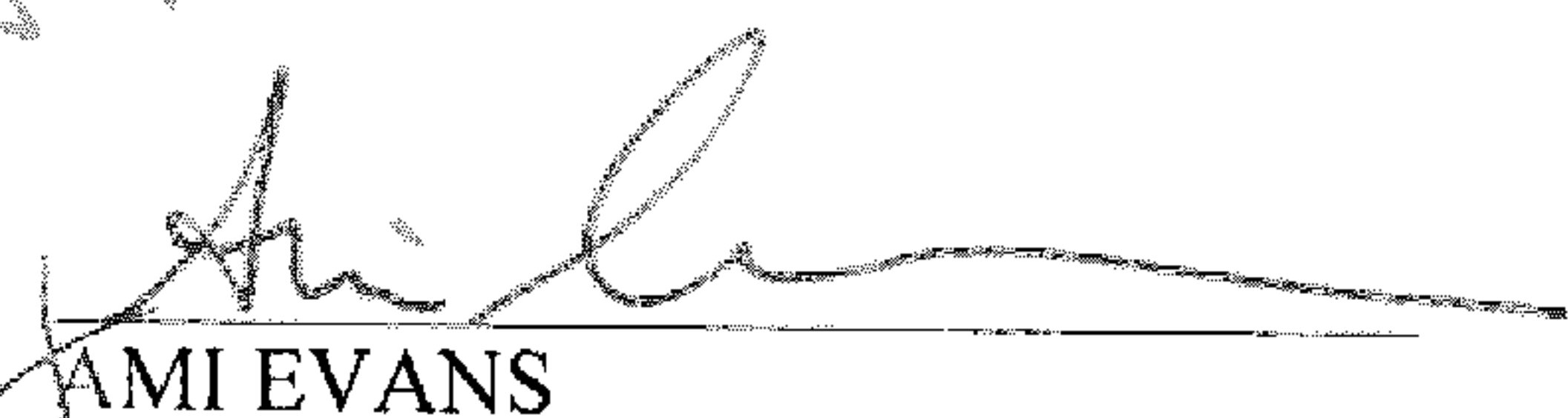
- 8. Sewer service agreement as referenced in Memorandum of Sewer Service Agreement dated November 6, 2012 filed at Instrument #20121107000427740.
- 9. Easement to Alabama Power Company as recorded in Instrument #20060630000315180, Instrument #2006063000031510, Instrument #20060630000315170, Instrument #20060630000315180, Instrument #20060630000315190, Instrument #20061212000602700, and Instrument #20061212000602710.
- 10. Temporary Access Easement recorded in Instrument #2006010500007350.
- 11. Restrictions recorded in Instrument #20030327000184510.

\$480,000.00 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.

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


ERIC T EVANS

AMI EVANS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ERIC T EVANS and AMI EVANS 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 31 day of October, 2022.


Notary Public
Print Name: Charles D. Smith
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2022 11:01:47 AM
\$145.00 CHARITY
20221102000410640

