

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten and No/100 Dollars (current tax appraisal/value is **\$292,730**) and other valuable considerations to the undersigned Grantor,

David W. Akers and Sarah L. Akers aka Sarah W. Akers, WIFE
2025 Little Ridge Circle, Birmingham, AL 35242

in hand paid by Grantee,

David W. Akers and Sarah W. Akers, Trustees of the David and Sarah Akers Irrevocable Trust dated November 15, 2022
2025 Little Ridge Circle, Birmingham, AL 35242

the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey unto the said Grantees the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit A

Property Address: 2025 Little Ridge Circle, Birmingham, AL 35242

DESCRIPTION FURNISHED BY GRANTOR

NO TITLE SEARCH WAS MADE AND NO LIABILITY IS ASSUMED THEREFORE.
To have and to hold to the said, Grantee and its assigns forever.

And I do for myself, my successors and assigns, covenant with the said Grantee that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as set out above and that I do have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns shall warrant and defend the same to the said, Grantee and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this day November 15, 2022.



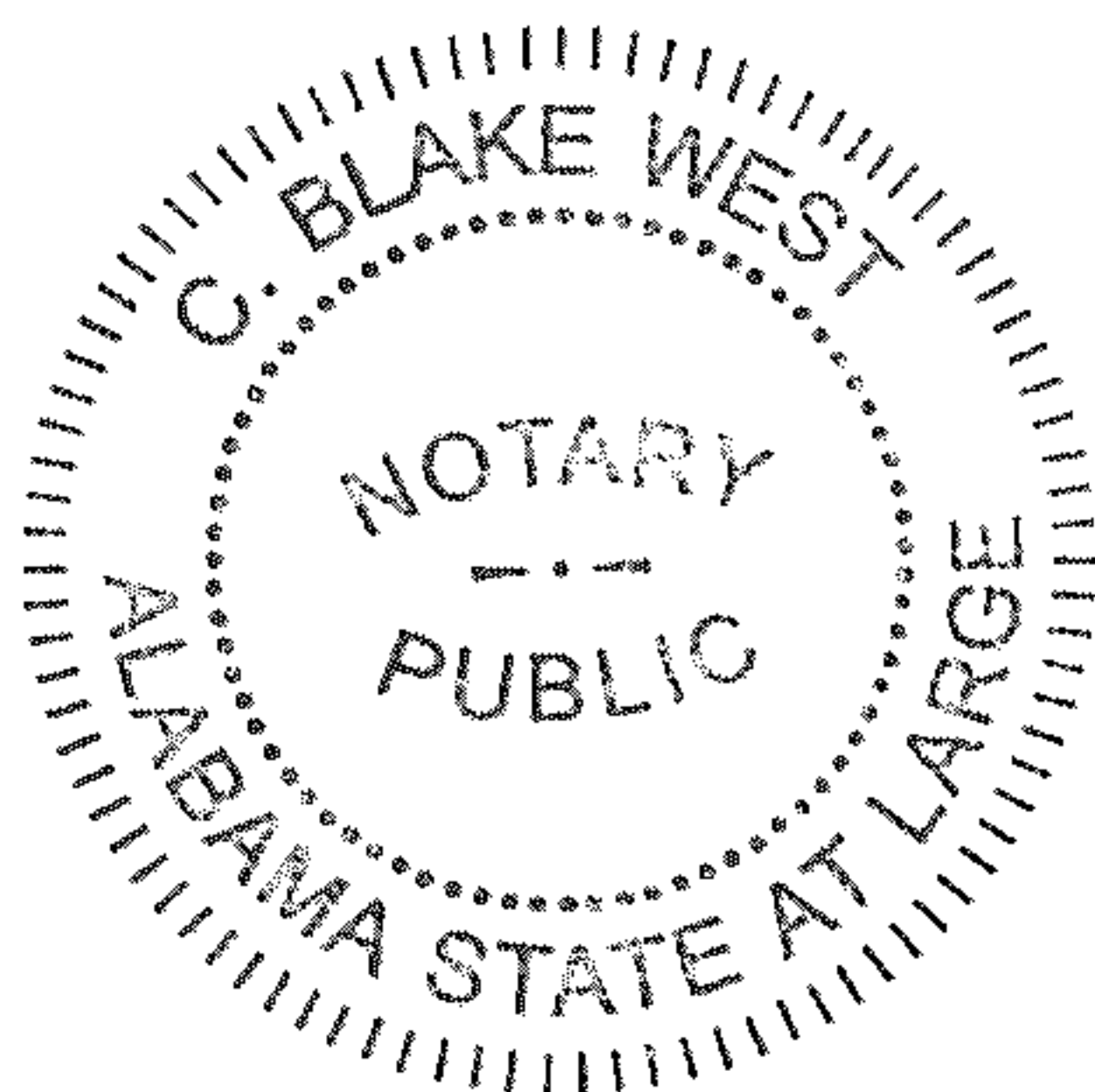
DAVID AKERS




SARAH AKERS

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

On November 15, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared David Akers and Sarah Akers, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.





C. Blake West, Notary Public
My commission expires: 07/23/2025

Tax Notice to:

David and Sarah Akers Irrevocable Trust
2025 Little Ridge Circle, Birmingham, AL 35242

This instrument prepared by:

C. Blake West, Vertical Estate Planning, LLC
1701 Main Ave SW Ste 5
Cullman, AL 35055
(256) 734-0026

Exhibit A

Lot 48, according to the survey of Little Ridge Estates, as recorded in Map Book 9, page 174 A & B, in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

SUBJECT TO:

1. Subject to all matters as set forth as shown on the plat as recorded in Map Book 9, Page 174A Plat Book 9, Page 174B of the Probate Records of Shelby County, Alabama.

2. Transmission Line Permit to Alabama Power Company granted to by instrument recorded in Official Records Book 124, Page 516, of the Probate Records of Shelby County, Alabama.

3. Right-of-Way granted to by instrument recorded in Official Records Book 135, Page 53, of the Probate Records of Shelby County, Alabama.

4. Homeowners Association granted to by instrument recorded in Official Records Book 38, Page 475, of the Probate Records of Shelby County, Alabama.

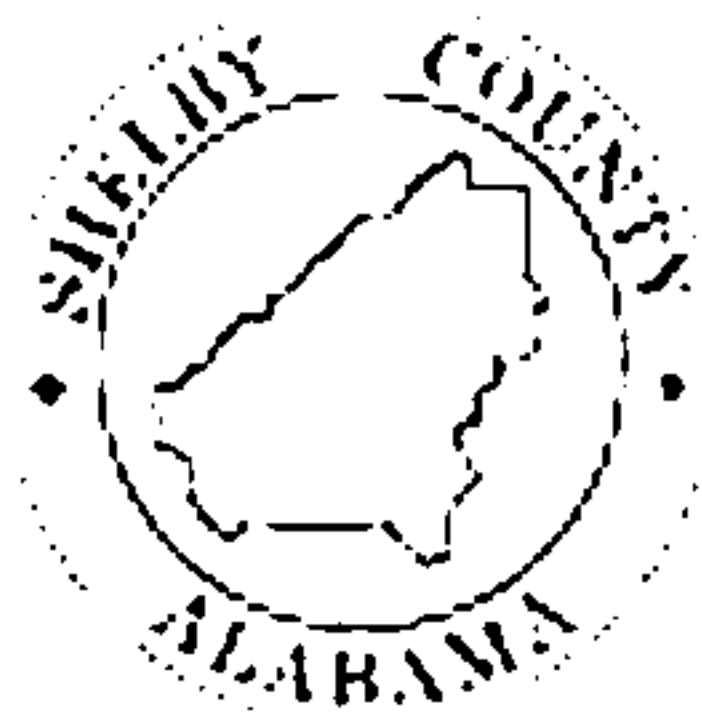
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 206, Page 448,

Subject to easements, restrictions, and covenants of record, if any.

Property Address: 2025 LITTLE RIDGE CIRCLE, BRIMINGHAM, AL 35242

Parcel No.: 09 3 06 001 014.049

For source of title see: Instrument #20151023000369750



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2022 11:34:35 AM
\$323.00 PAYGE
20221116000424540

Allen S. Bayal