

20221117000425650
11/17/2022 11:04:31 AM
DEEDS 1/2

Send tax notice to:
JAMES ALEXANDER
5319 HARVEST RIDGE LANE
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

2022538T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Four Thousand and 00/100 Dollars (\$444,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID A ANDERSON and KIM ASHLEY ANDERSON, HUSBAND AND WIFE**, whose mailing address is 1017 Blue River Drive Lincoln, AL 35916 (hereinafter referred to as "Grantors") by **JAMES ALEXANDER and AUDREY ALEXANDER** whose property address is: **5319 HARVEST RIDGE LANE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 39, according to the Map and Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, page 6A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

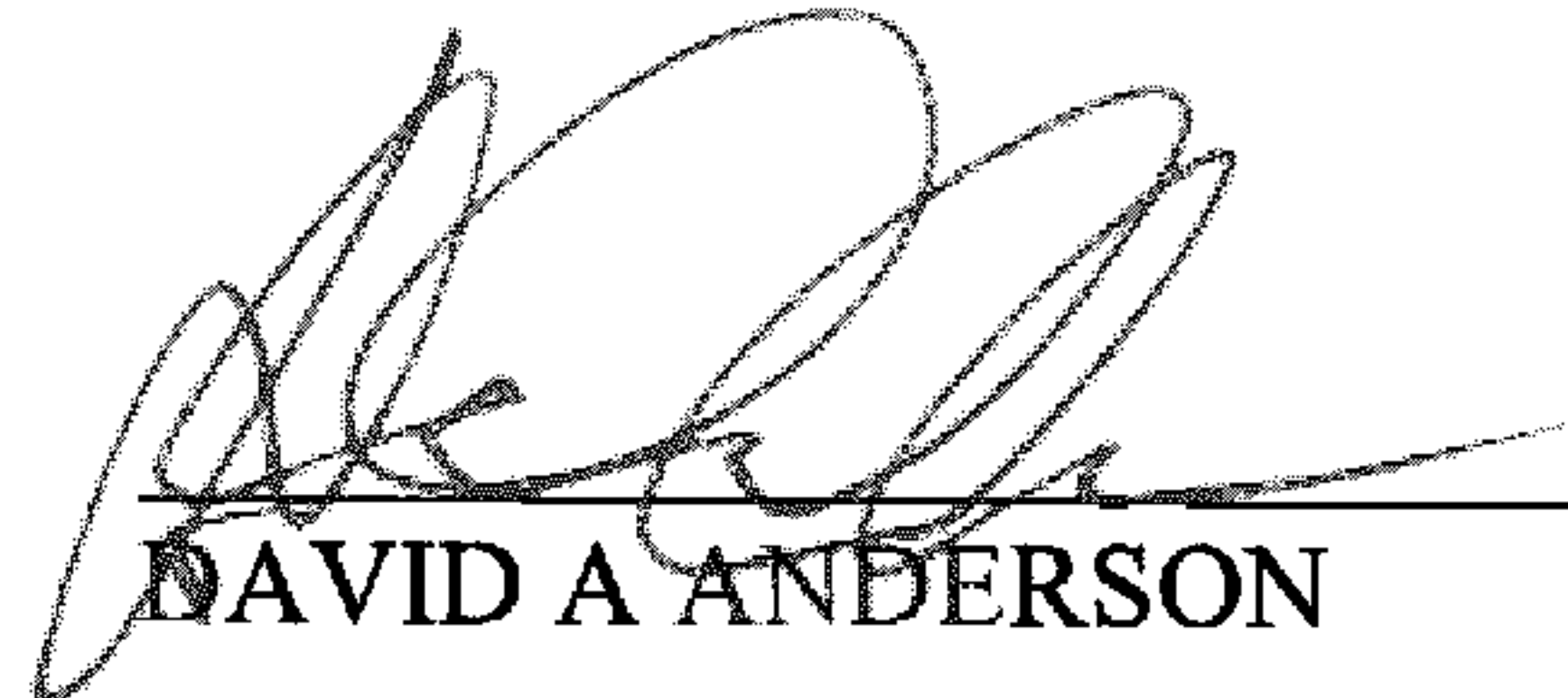
1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, page 6A & B, in the Office of the Judge of Probate 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 and Volume 40, page 265.
4. Right of way, Agreement and Restrictions granted to Alabama Power Company recorded in Misc. Book 57, Page 708; Misc. Book 57, page 711; Misc Book 57, page 74 and Real Volume 1, page 344.
5. Covenants, Conditions and Restrictions as recorded in Misc. Book 57, Page 23.

\$421,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 10 day of November, 2022.

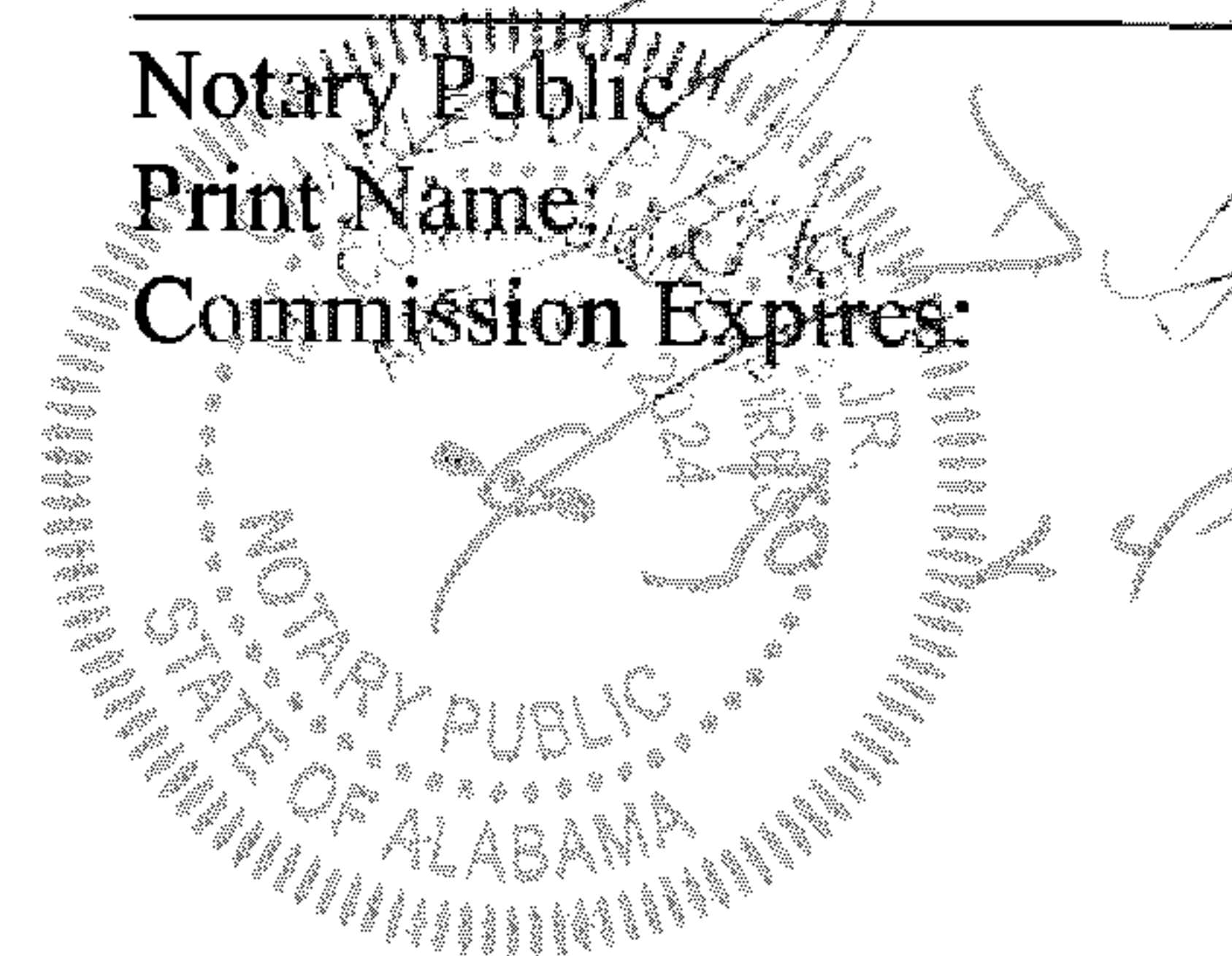

DAVID A ANDERSON


KIM ASHLEY ANDERSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID A ANDERSON and KIM ASHLEY ANDERSON whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of November, 2022.


Notary Public
Print Name: David L. [unclear]
Commission Expires: 10/1/2024




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2022 11:04:31 AM
\$47.50 JOANN
20221117000425650

