

Send tax notice to:
CHRISTIA TIDWELL
1467 LAURENS 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

2022587

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Seven Thousand Five Hundred and 00/100 Dollars (\$387,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LAUREN OLIVIA STEED FKA LAUREN OLIVIA HATTAWAY and LAWSON INGRAM STEED, WIFE & HUSBAND** whose mailing address is: 4012 Greenside Trace Birmingham, AL 35226 (hereinafter referred to as "Grantors") by **CHRISTIA TIDWELL** whose property address is: **1467 LAURENS 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11A, according to the Final Plat of Residential Subdivision, Beaumont Phase S, Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5, 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. Mineral and mining rights as recorded in Book 5, Page 355, Book 4, Page 442 and Book 48, Page 427.
3. Restrictions appearing of record in Instrument #20060411000166620, in the Probate Office of Shelby County, Alabama.
4. Agreement for Covenants as recorded in Instrument #20060607000270390, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument #20070626000297880, Amended in Instrument #20071130000543120, and further amended in Instrument #20080814000326670, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
6. Grant of Land Easement with Restrictive Covenants recorded in Instrument #20070418000180130 and Instrument #20071109000517680 in the Probate Office of Shelby County, Alabama.
7. Building Lines as shown on recorded plat.
8. Easements as shown on recorded plat.

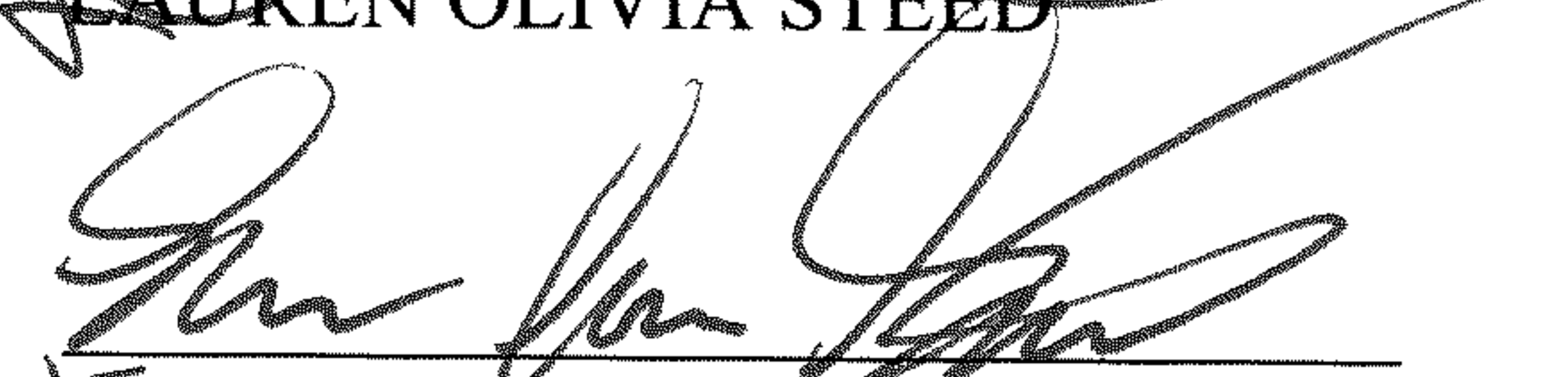
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Lauren Olivia Hattaway and Lauren Olivia Steed are one and the same person.

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.

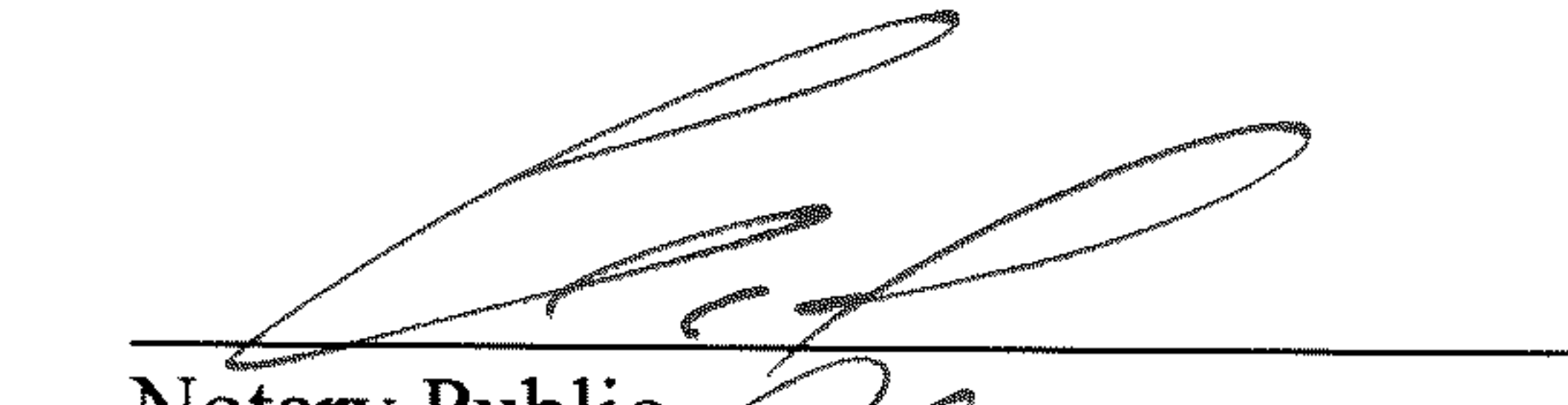
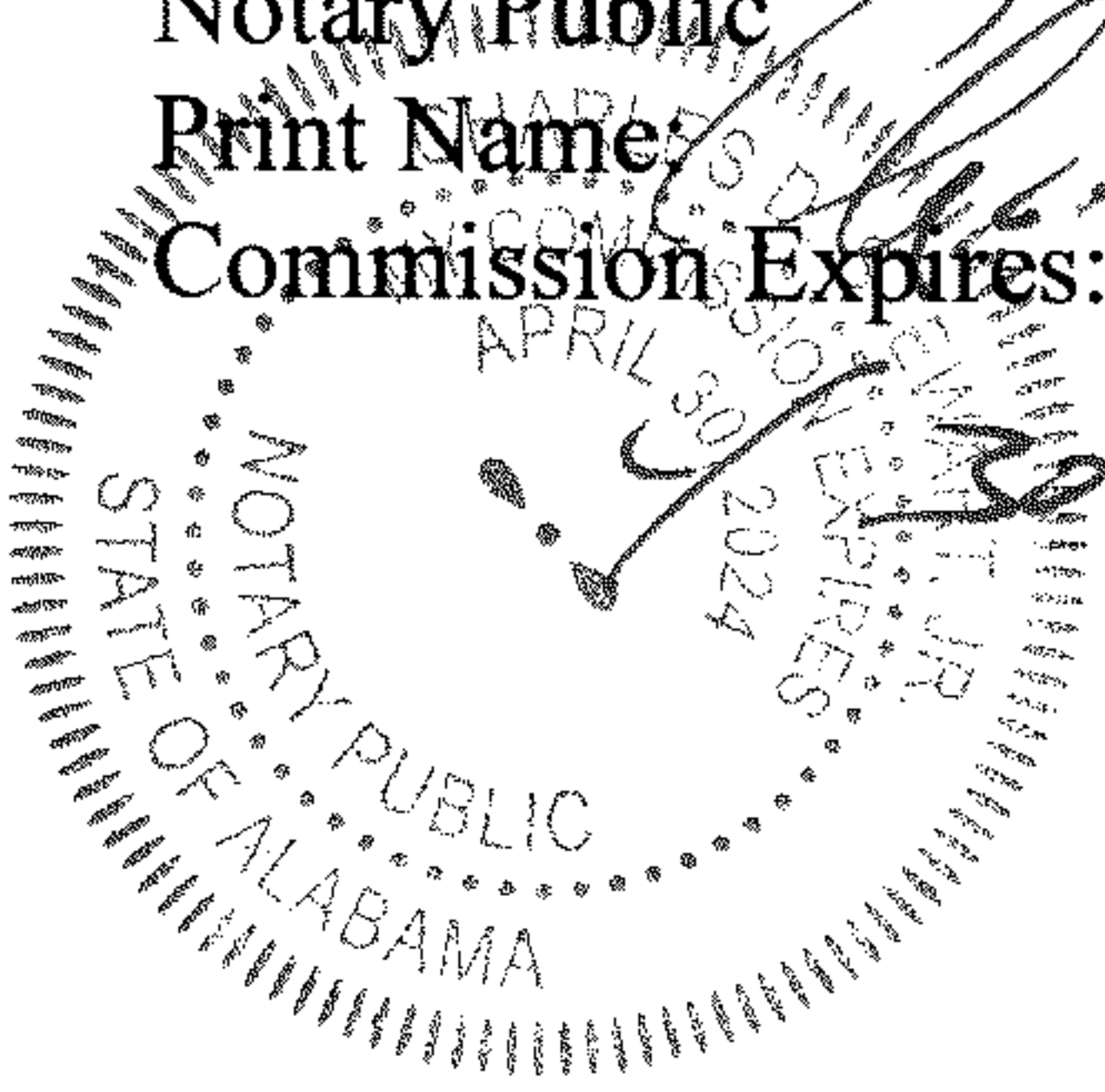
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23rd day of December, 2022.


LAUREN OLIVIA STEED

LAWSON INGRAM STEED

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAUREN OLIVIA STEED and LAWSON INGRAM STEED 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 23rd day of December, 2022.


Notary Public
Print Name: Alvin S. Bayl
Commission Expires: 30-24




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2022 01:06:36 PM
\$413.50 PAYGE
20221228000461480

