

Send tax notice to:
LEANNA POLK
1404 BELMONT LANE
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022388T

Shelby COUNTY

Consideration: 1/2 mkt value \$124,800.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) the amount which can be verified in the tax records of Shelby County, Alabama between the two parties in hand paid to the undersigned, **LEANNA POLK**, a single individual, whose mailing address is: 1404 Belmont Lane, Helena, AL 35080 (hereinafter referred to as "Grantors") by **LEANNA POLK AND RAYMOND H COOPER** whose property address is: **1404 BELMONT LANE, HELENA, AL, 35080** 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 12, according to the Amended Map of Dearing Downs, 5th Sector, as recorded in Map Book 10, page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Amended Map of Dearing Downs, 5th Sector, as recorded in Map Book 10, page 71, 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 86, page 182.
4. Restrictions recorded in Real Book 393, page 138.
5. Right of way to Alabama Power Company recorded in Volume 55, page 454.
6. Right of way to Southern Bell Telephone and Telegraph Co., recorded in Volume 271, page 726.

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.

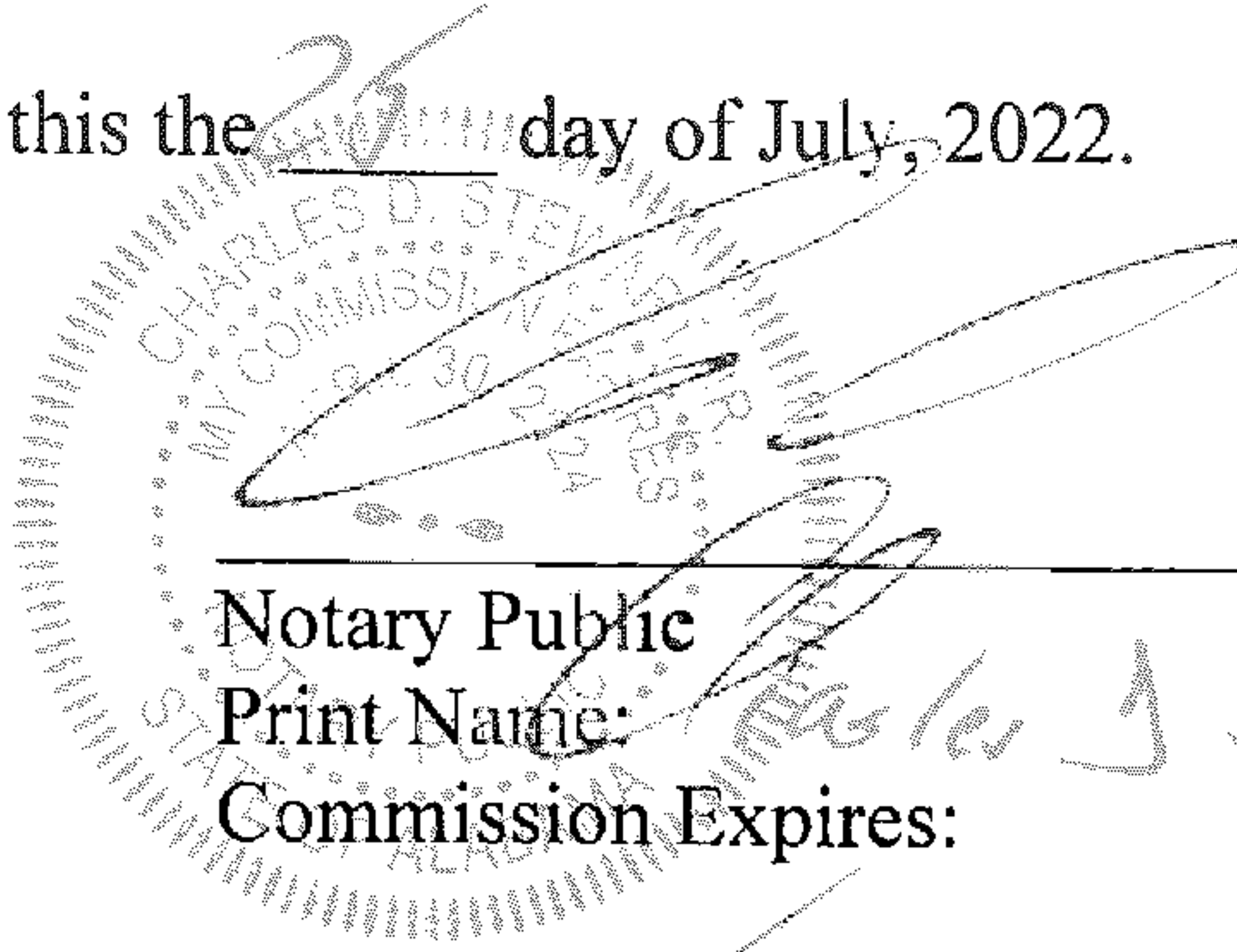
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25 day of July, 2022.


LEANNA POLK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEANNA POLK 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 26 day of July, 2022.


Notary Public
Print Name: Charles D Stewart
Commission Expires: 4/30/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2023 12:40:31 PM
\$150.00 PAYGE
20230110000008230

