

Send tax notice to:
CHERYL MURRAY
327 WILLOW CREST LANE
HOOVER, AL, 35244

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

2023012T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$392,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MATTHEW ERIC NELSON**, **A MARRIED MAN**, whose mailing address is: 929 Cove Circle, Hoover AL 35244 (hereinafter referred to as "Grantors") by **CHERYL MURRAY and ISAAC MURRAY** whose property address is: **327 WILLOW CREST LANE, HOOVER, AL, 35244** 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 18, Block 1, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, page 14, in the Probate Records 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 easement and building setback lines as shown on the recorded map and survey of the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, page 14, in the Probate Records 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 Deed Book 121, page 294.
4. Covenants, Conditions and Restrictions, as recorded in Real 160, page 495; Instrument #1993-30195; Instrument #1993-40742; Instrument #1993-40743; and Instrument #1993-22812, in the Probate Office of Shelby County, Alabama.
5. Restrictions for land use as recorded in Real 160, page 492, in the Probate Office of Shelby County, Alabama.
6. Articles of Incorporation of Southlake Crest Residential Association, Inc., as recorded in Instrument #1993-30196, with By-Laws recorded in Instrument #1993-30197, in said Probate Office.
7. Easement granted to Alabama Power Company recorded in Real 142, page 184 and Real 149, page 12, in said Probate Office.
8. Transmission line permits granted to Alabama Power Company recorded in Deed Book 129, page 572, and Deed Book 219, page 734.

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

This property is not the homestead of the grantor nor that of his spouse.

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.

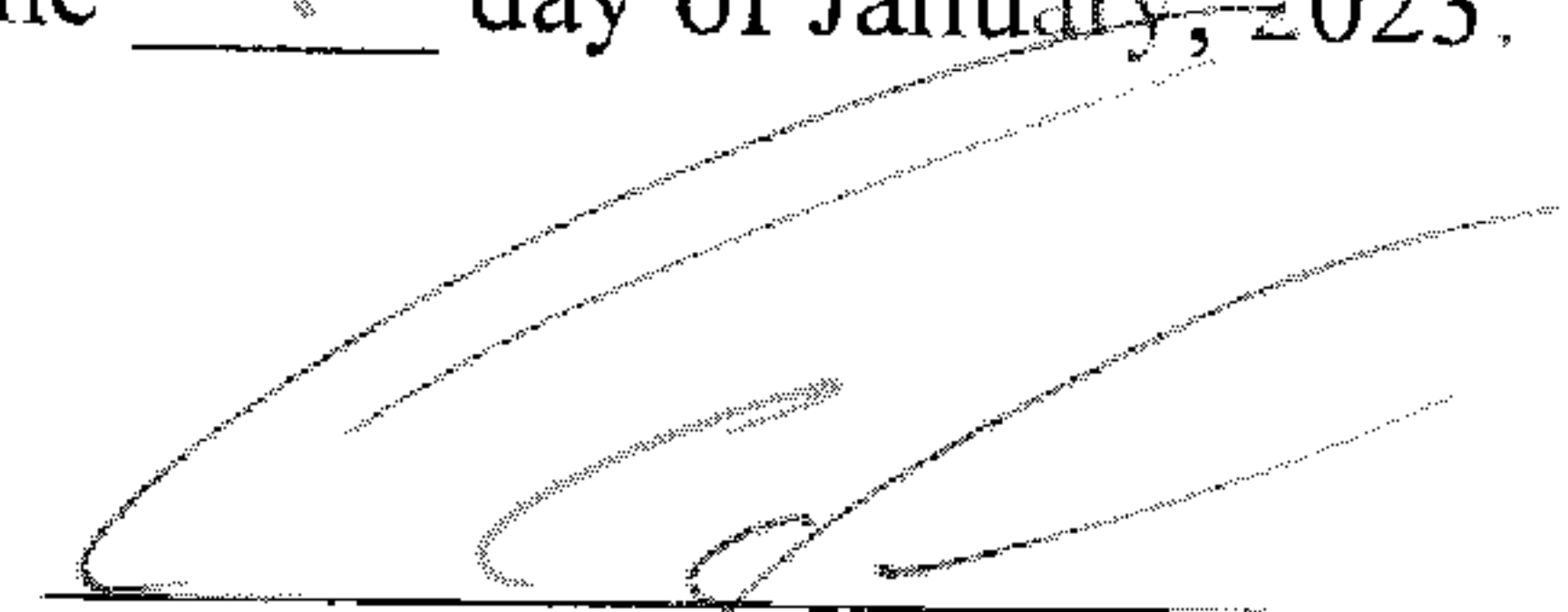
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31 day of January, 2023.

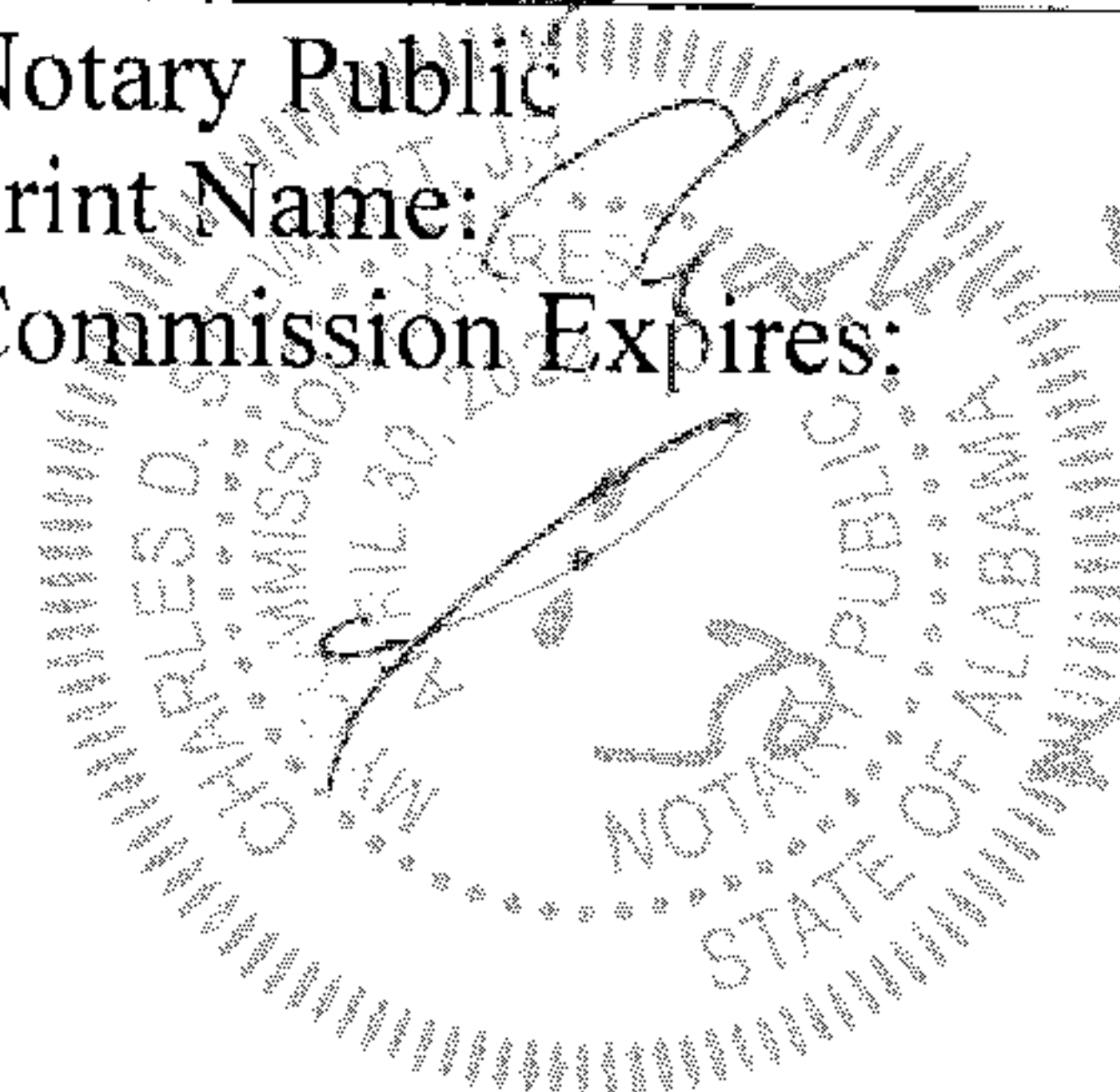

MATTHEW ERIC NELSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTHEW ERIC NELSON 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 January, 2023.


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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2023 11:22:35 AM
\$417.50 JOANN
20230201000026660

