

Send tax notice to:
CHRISTOPHER LAMAR ALBRIGHT
619 TALON TRACE
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

2023025

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$379,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOSEPH J ADAMS, A MARRIED INDIVIDUAL**, whose mailing address is **7 WENTWORTH, BIRMINGHAM, AL 35242**, (hereinafter referred to as "Grantor") by **CHRISTOPHER LAMAR ALBRIGHT** whose property address is: **619 TALON TRACE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Eagle Trace – Phase 1 Amended and Corrected Map, as recorded in Map Book 29, page 142, 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. Easements, building lines and restrictions as shown on recorded plat.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Instrument No. 2002-268330 and Instrument No. 2007-568460.
5. Right of way granted to Shelby County recorded in Deed Volume 278, page 889 and Deed Volume 278, page 893.
6. Right of way granted to Alabama Power Company recorded in Deed Volume 111, page 408; Deed Volume 124, page 491; Deed Volume 124, page 516 and Deed Volume 146, page 408.
7. Covenants, restrictions and agreement as recorded in Deed Book 206, page 448 and Deed Book 290, page 842.

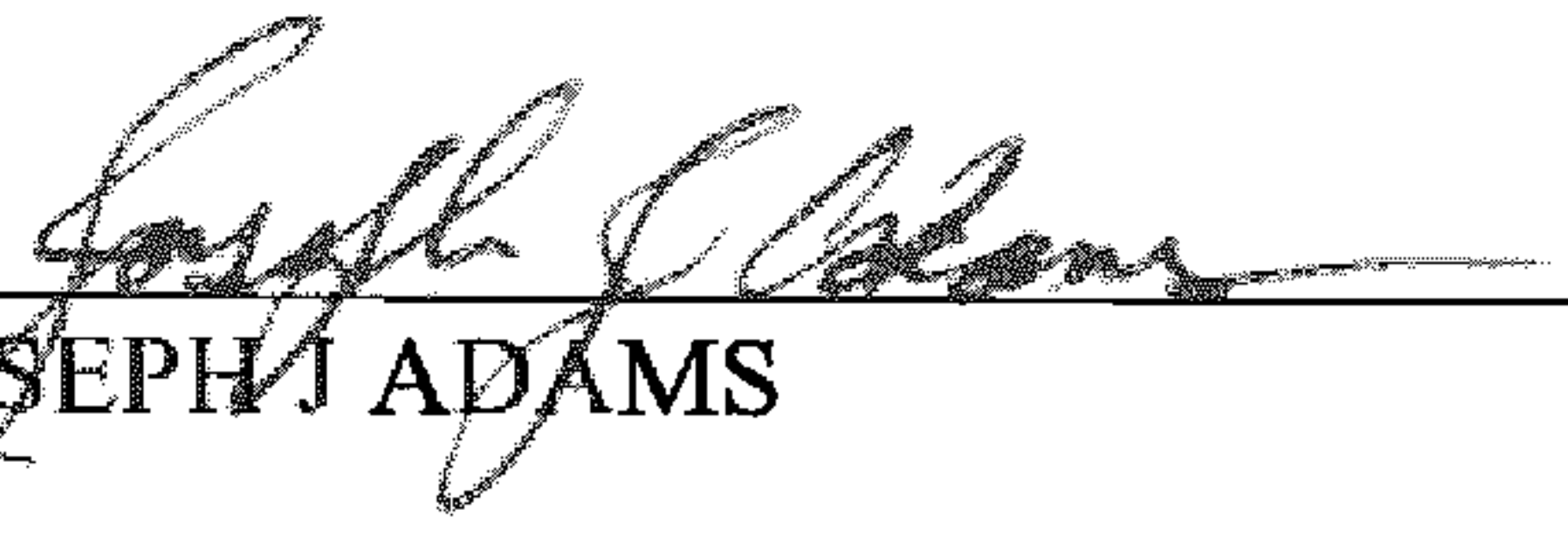
\$322,915.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Subject property does not constitute the homestead of the Grantor herein, or his spouse, as defined by the Code of Alabama.

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 it is 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

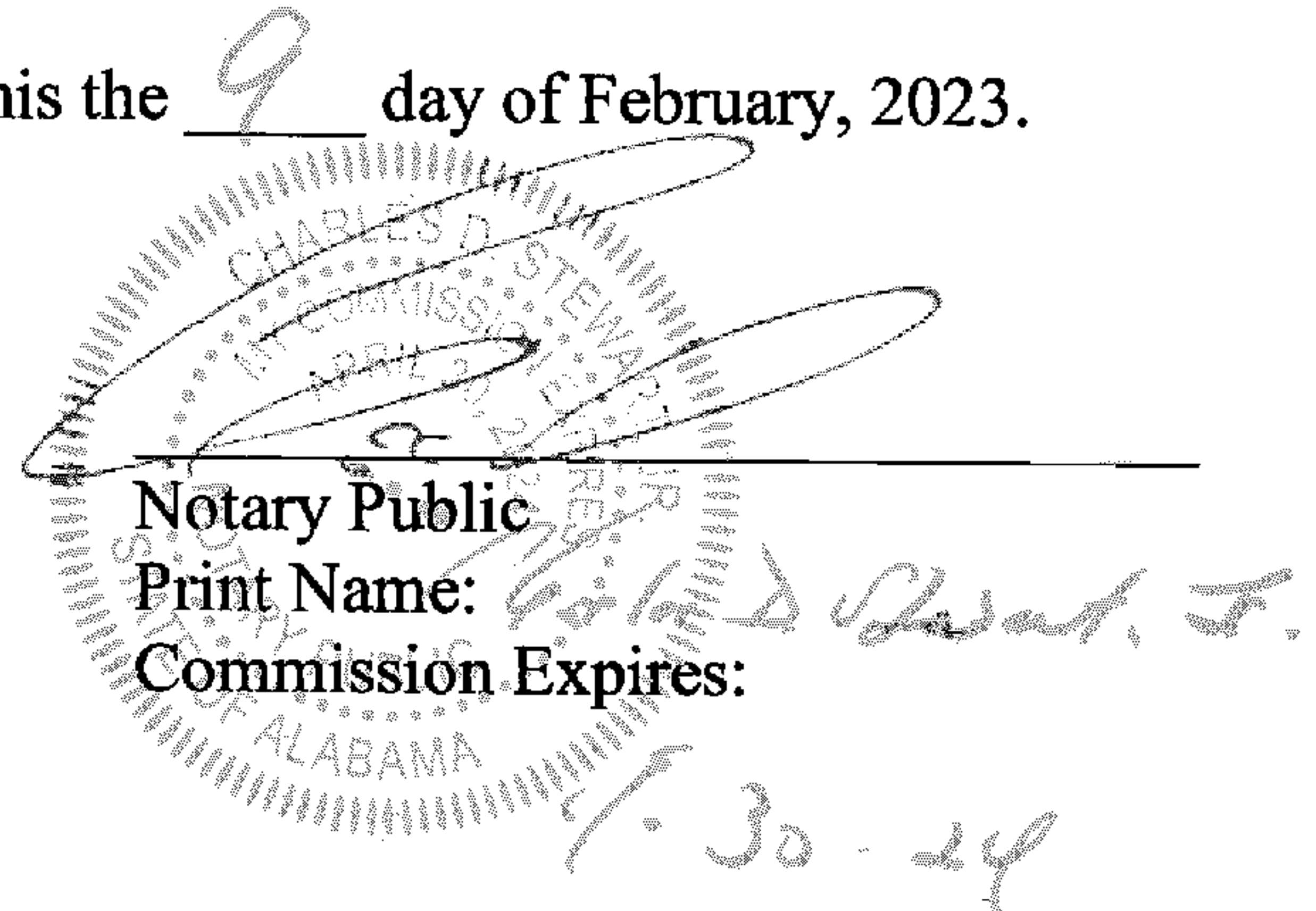
9 IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the day of February, 2023.


JOSEPH J ADAMS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH J ADAMS whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of February, 2023.


Notary Public
Print Name: Charles D Stewart, Jr.
Commission Expires: 4/21/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2023 02:17:06 PM
\$82.00 PAYGE
20230210000036470

