

20230302000057250
03/02/2023 11:06:57 AM
DEEDS 1/2

Send tax notice to:
DAVID E GREEN
4922 MEADOW BROOK WAY
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

2023042

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Five Thousand and 00/100 Dollars (\$505,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DOUGLAS M HAYWORTH and DARTHY HAYWORTH, HUSBAND AND WIFE** whose mailing address is: 1000 ARONIMINK DR, CALERA, AL 35040 (hereinafter referred to as "Grantors") by **DAVID E GREEN and SHERYLL G GREEN** whose property address is: **4922 MEADOW BROOK WAY, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 81, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
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 Misc. Book 25, Page 825.
5. Right of way granted to Alabama Power Company recorded in Volume 313, Page 862; Volume 313, Page 64 and Volume 313, Page 872.
6. Agreement granted to Alabama Power Company recorded in Misc. Book 48 Page 880.

\$150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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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 28 day of February, 2023.

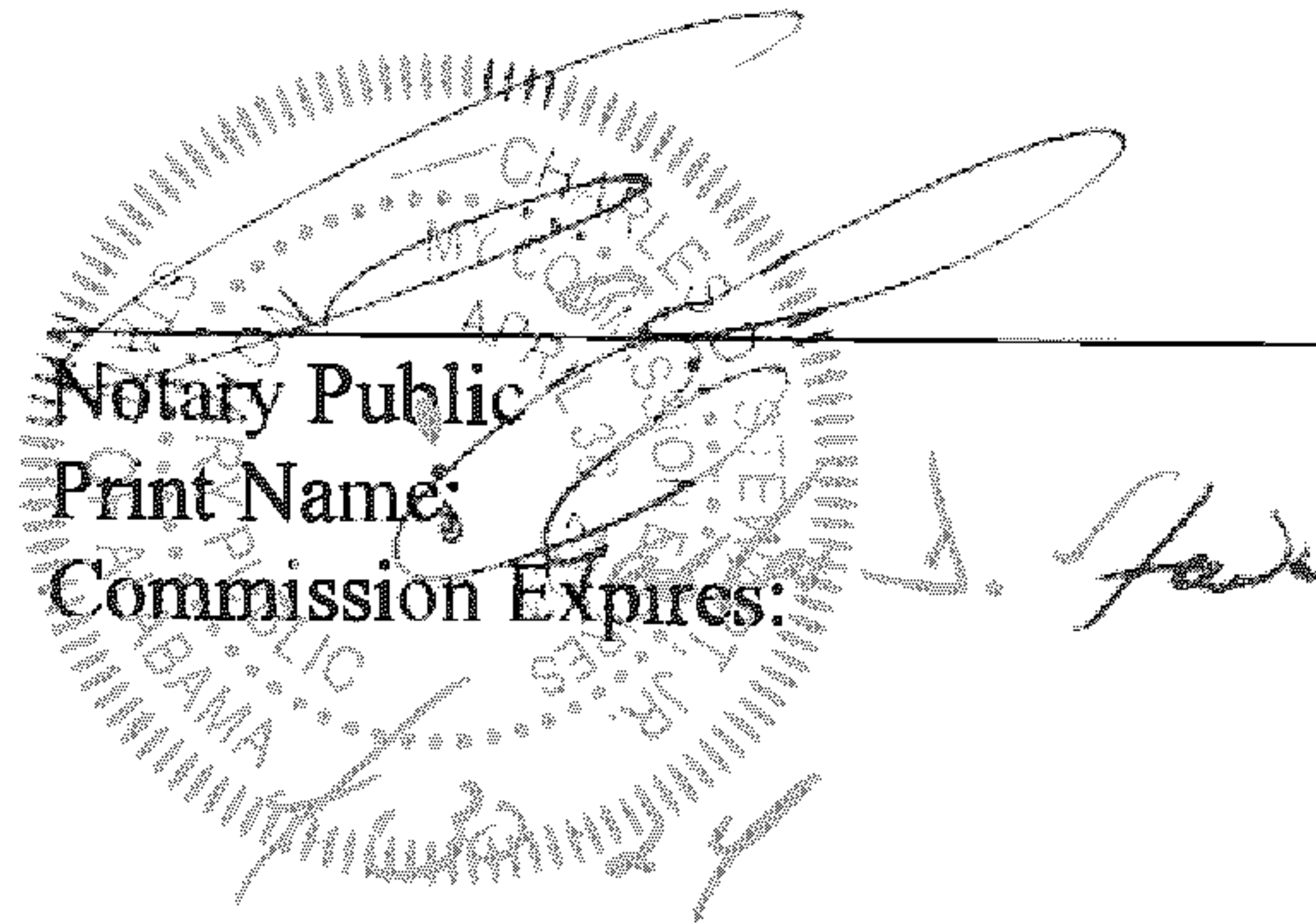

DOUGLAS M HAYWORTH

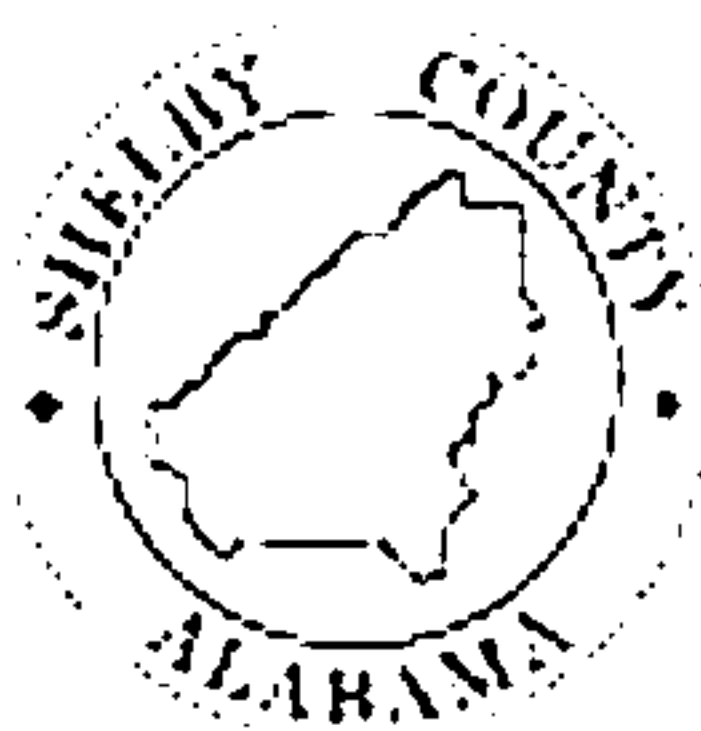

DARTHY HAYWORTH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS M HAYWORTH and DARTHY HAYWORTH 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 28 day of February, 2023.


Notary Public
Print Name: Charles McCoskey, Jr.
Commission Expires: 03/02/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$530.00 JOANN
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