

Send tax notice to:
WESLEY ALAN WARD
2107 RIDGEDALE DRIVE
BIRMINGHAM , 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

2023086

SHELBYCOUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$424,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL R SHUTA and MARY E SHUTA, HUSBAND AND WIFE**, whose mailing address is 5563 Park side Road Hoover AL 35244 (hereinafter referred to as "Grantors") by **WESLEY ALAN WARD** whose property address is: **2107 RIDGEDALE DRIVE, BIRMINGHAM , AL, 35244** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Riverchase West - Dividing Ridge, First Addition, as recorded in Map Book 7, page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

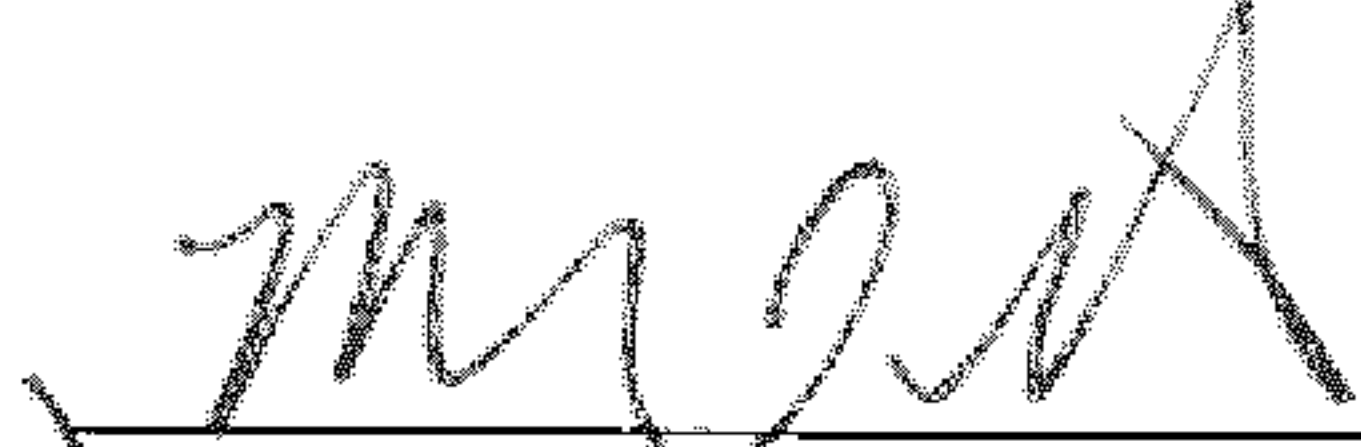
1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, where or not appearing in the Public Records.
3. Subject to all matters as set forth on the plat as recorded in Map Book 7, page 3 in the Probate Office of Shelby County, Alabama.
4. Agreement to Alabama Power Company recorded in Bok 21, page 385, and Book 21, page 393, in the Probate Office.
5. Right of way granted to Shelby County recorded in Volume 102, page 441 and Volume 153, page 190 in the Probate Office.
6. Transmission Line Permit recorded in Book 189, page 316; Book 298, page 162; Book 101, page 500; Book 101, page 569; Book 130, page 230 and Deed Book 172, page 359 in the Probate Office.
7. Title to all oil, gas and minerals recorded in Volume 127, page 140 in the Probate Office.
8. Covenants, Conditions and Restrictions as set out in Deeds recorded in Book 21, page 84 and Book 21, page 392 in the Probate Office.


\$318,675.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 27 day of March, 2023.

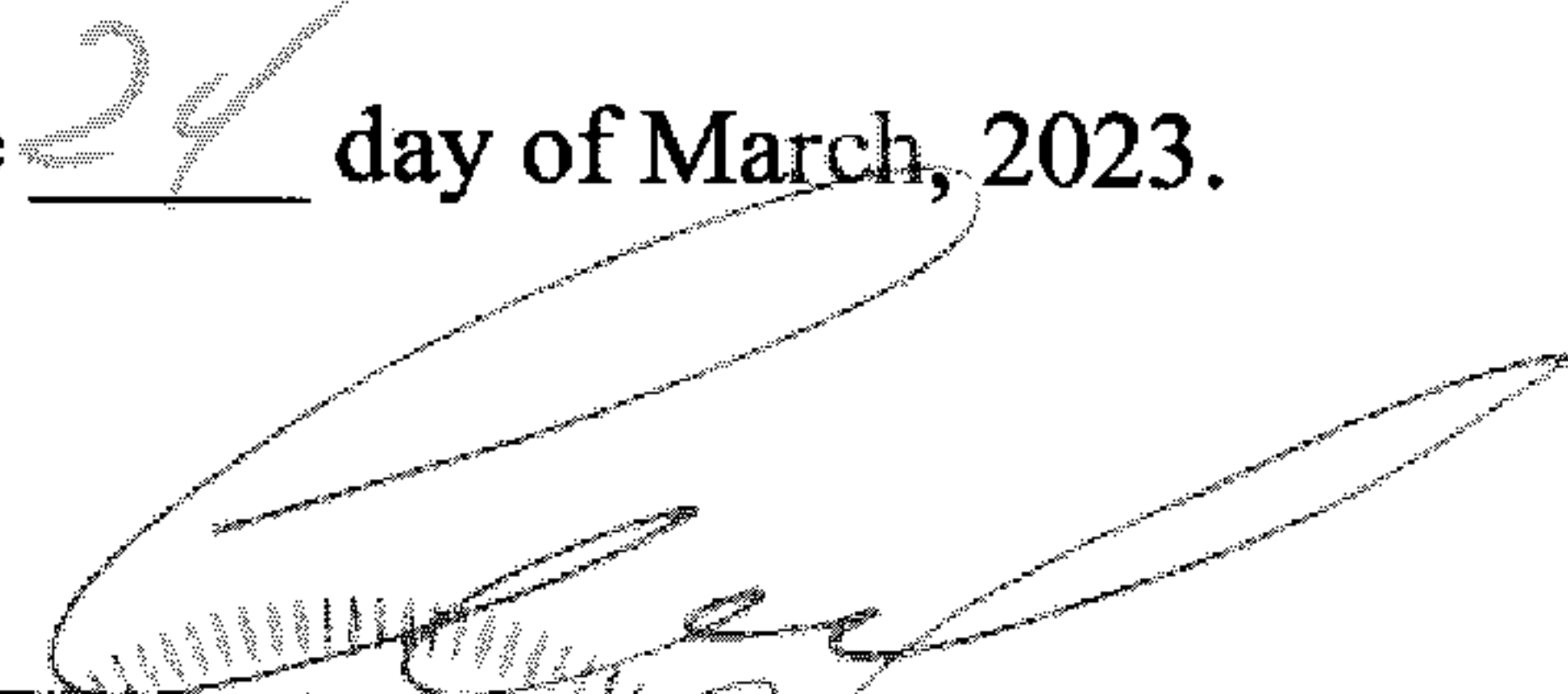

MICHAEL R SHUTA

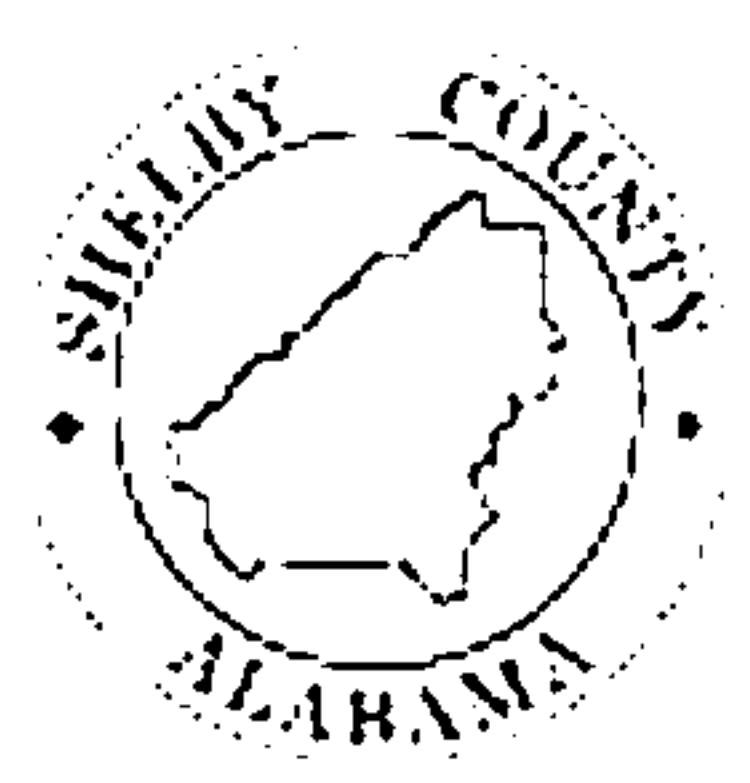

MARY E SHUTA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL R SHUTA and MARY E SHUTA whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of March, 2023.


Notary Public
Print Name: Charles D. Hayes
Commission Expires: April 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2023 08:00:14 AM
\$131.50 JOANN
20230328000085630

Allie S. Boyd