

Send tax notice to:
WANDA MARQUARDT
1168 BARKLEY LANE
HOOVER, 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

2023058T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty-Nine Thousand and 00/100 Dollars (\$489,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LADIE PURNELL KNIGHT, A SINGLE INDIVIDUAL**, whose mailing address is 468 W. Gamble Street Greenville, AL 36037 (hereinafter referred to as "Grantors") by **WANDA MARQUARDT and TOM MARQUARDT** whose property address is: **1168 BARKLEY LANE, HOOVER, 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 28, according to the Survey of Barkley Square, as recorded in Map Book 27, Page 32, in the Office of the Judge of Probate 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 easements, and building setback lines as shown on recorded map and survey of Barkley Square, as recorded in Map Book 27, Page 32, 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 or listed in Schedule B, including those recorded in Instrument #2000-1845. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Conditions, covenants and restrictions as recorded in Instrument #20000118000018451; Instrument #20000719000243561 and Instrument #20151009000354310.
5. Articles of Incorporation of Barkley Square Homeowners' Association, Inc. recorded in Instrument #20030407000205230.
6. Resolution recorded in Instrument #20040312000127410.
7. Grant of Land Easement with Restrictive Covenants to Alabama Power Company in Instrument #2001-18569.
8. Easement granted to Shelby County Board of Education in Instrument #1999-29881.

9. Right of way in favor of Alabama Power Company in Deed Book 146, page 381; Real Book 84, page 298 and Real Book 360, page 1.

TO HAVE AND TO HOLD unto the said Grantees, their 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.

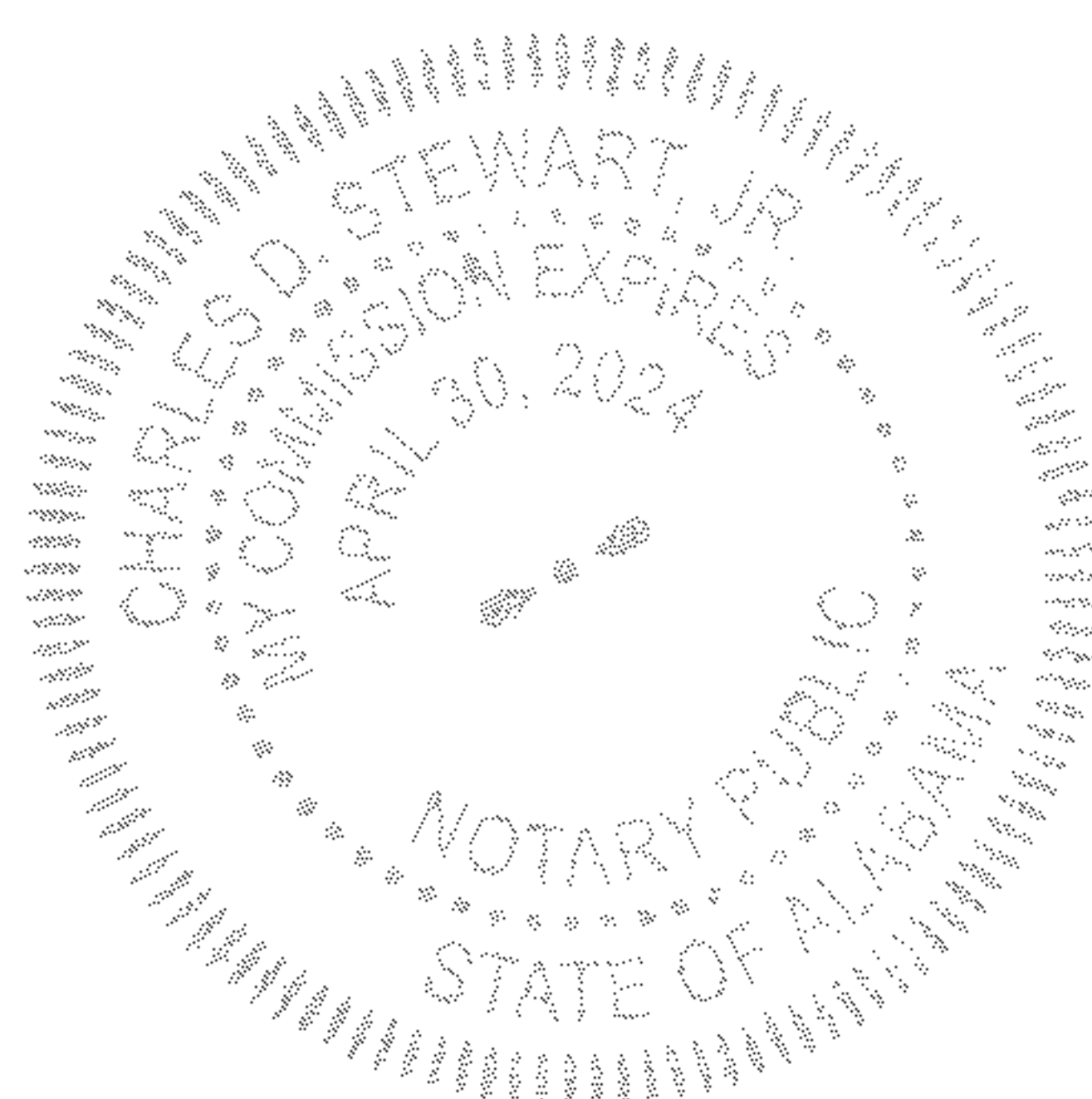
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 31 day of March, 2023.

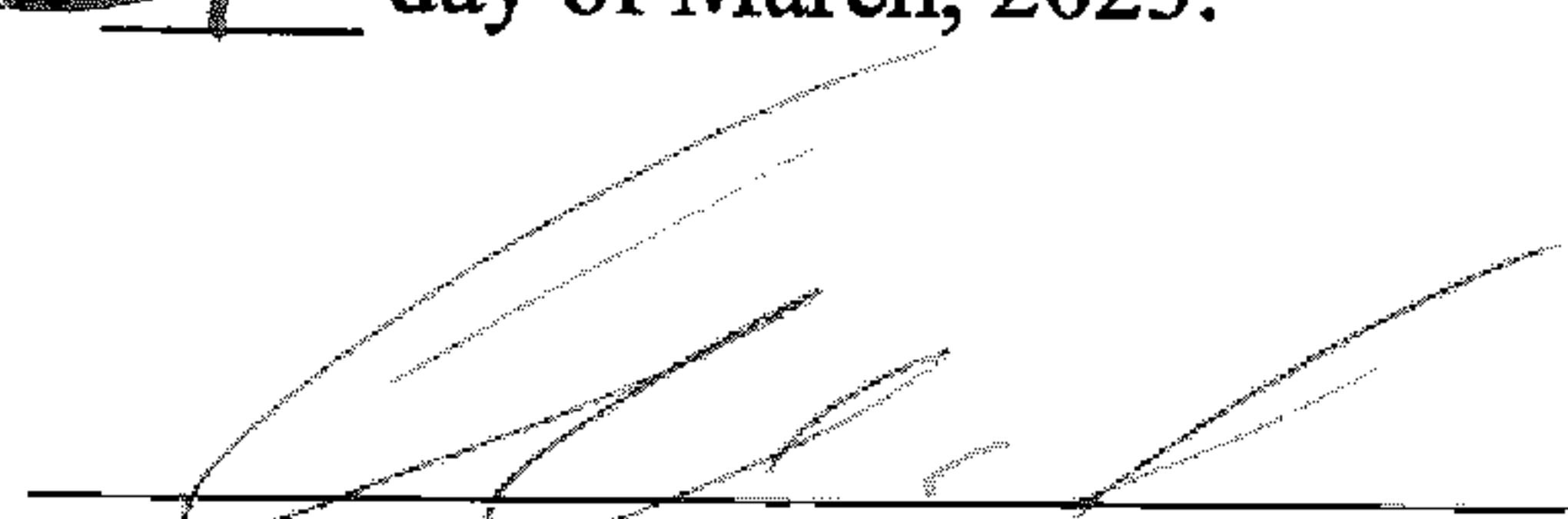

LADIE PURNELL KNIGHT

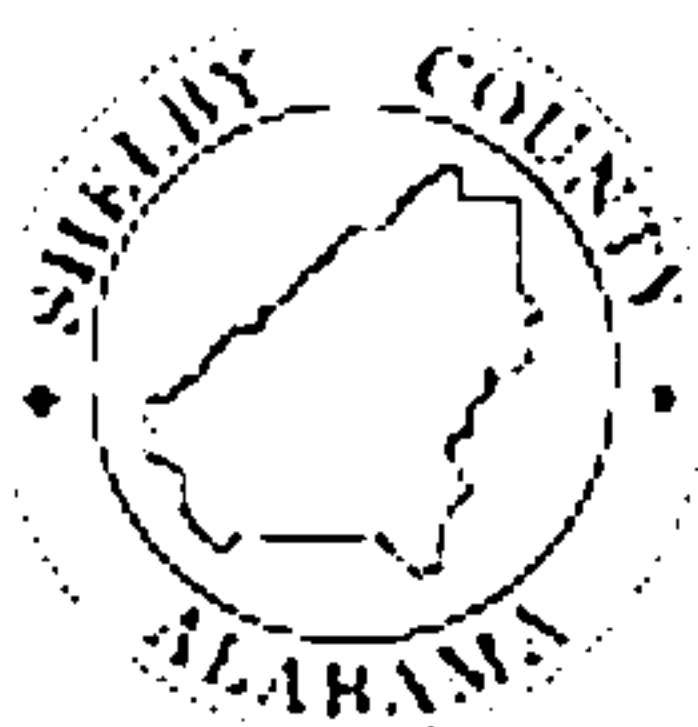
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LADIE PURNELL KNIGHT 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of March, 2023.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4.30.24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2023 11:34:34 AM
\$514.00 PAYGE
20230406000096560

