

Send tax notice to:
PHILIP A BURMEISTER
129 OAKMONT ROAD
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

2023095T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$649,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **REAGAN M GOODSON and MORGAN G GOODSON, HUSBAND AND WIFE** whose mailing address is: 18172 S. Section St. #5702 Fairhope AL 36532 (hereinafter referred to as "Grantors") by **PHILIP A BURMEISTER and BERNICE G BURMEISTER** whose property address is: **129 OAKMONT ROAD, BIRMINGHAM, 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 32, according to the Survey of Heatherwood, First Sector, as recorded in Map Book 8, page 27 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

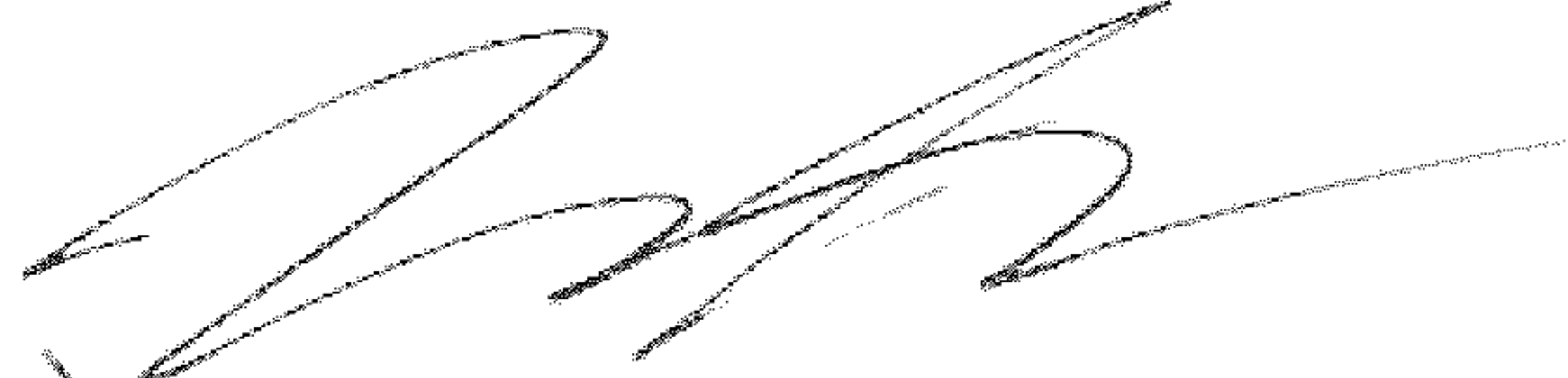
1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easement and building setback lines as shown on recorded map and survey of Heatherwood, First Sector, as recorded in Map Book 8, page 27 A & B, 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, including those recorded in Real 6, page 782.
4. Agreement with Alabama Power Company recorded in Misc. Book 39, page 981 and covenants pertaining thereto recorded in Misc. Book 39, page 980.
5. Articles of Incorporation of Heatherwood Homeowner's Association, Inc., as recorded in Instrument #20030411000221760; amended in Instrument #20070111000016540 and Instrument #20100204000035140.
6. Covenants, Conditions and Restrictions as recorded in Misc. Book 37, page 537.
7. Easement to Alabama Power Company recorded in Deed Book 318, page 16.

\$519,920.00 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 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 7 day of April, 2023.



REAGAN M GOODSON

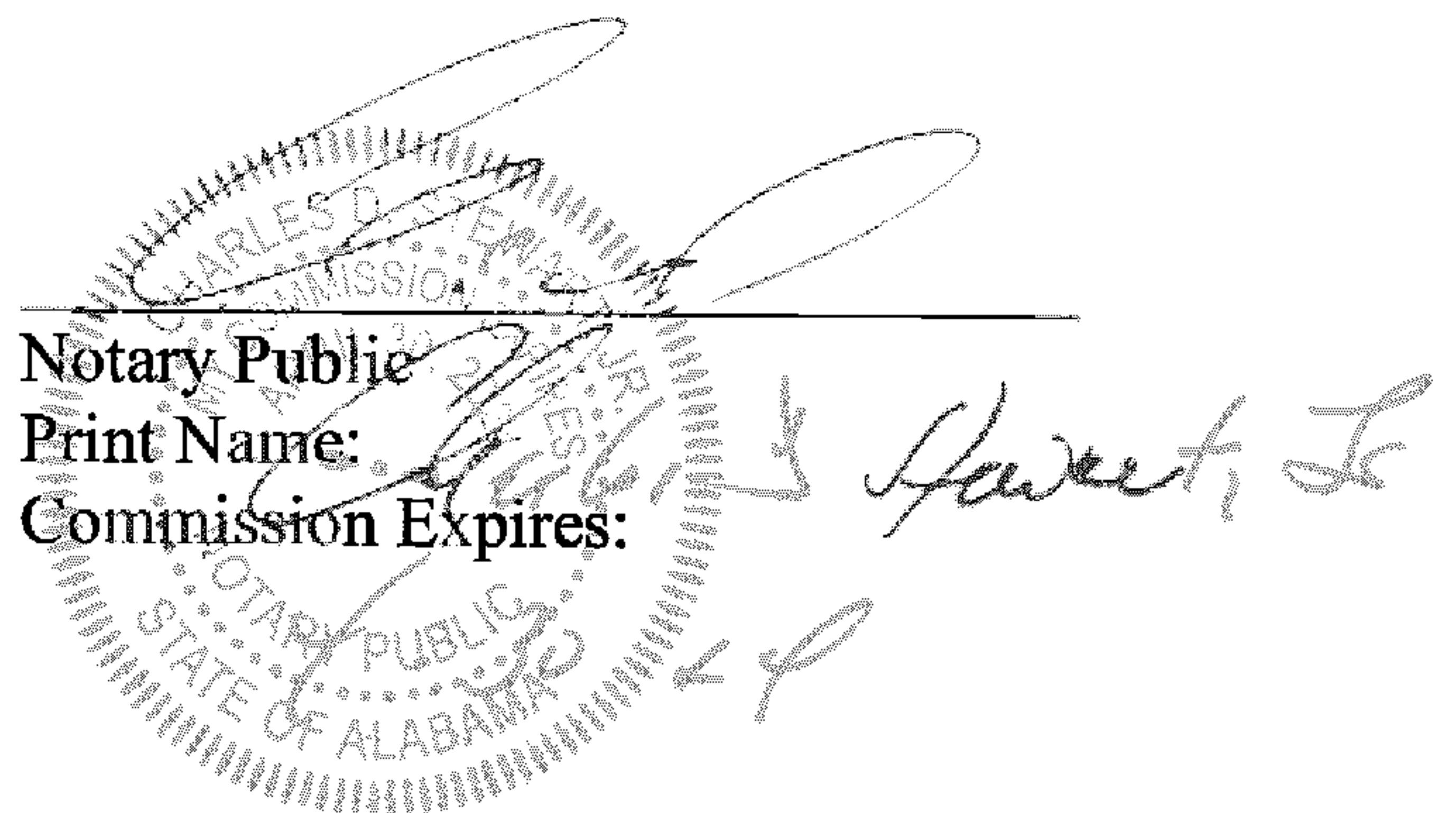


MORGAN G GOODSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REAGAN M GOODSON and MORGAN G GOODSON 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 7 day of April, 2023.



Notary Public
Print Name: Charles D. Sewell
Commission Expires: 04/10/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2023 02:33:11 PM
\$155.00 JOANN
20230410000100610

Allen S. Bayl