

Send tax notice to:  
JOHNNY R STACY, JR.  
101 HEATHER RIDGE DRIVE  
PELHAM, AL, 35124

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2023124T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Nine Thousand and 00/100 Dollars (\$369,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SAMUEL W BEEVERS and TERRI M BEEVERS, HUSBAND AND WIFE**, whose mailing address is 334 Kinross Cir Pelham, AL 35124 (hereinafter referred to as "Grantors") by **JOHNNY R STACY, JR.** whose property address is: **101 HEATHER RIDGE DRIVE, PELHAM, AL, 35124** 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 1-A, according to a Resurvey of Lots 1 and 2, Heather Ridge, as recorded in Map Book 17, page 112, 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 the recorded map and Resurvey of Lots 1 and 2, Heather Ridge, as recorded in Map Book 17, page 112 and Map Book 17, page 22, in the Office of the Judge of Probate 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 Volume 324, page 951.
4. Covenants and restrictions filed in Instrument #1993-8779 and Instrument #1994-01191.
5. Covenant for Storm Water Runoff Control recorded in Instrument #1993-11607.

**\$356,684.00 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 April, 2023.

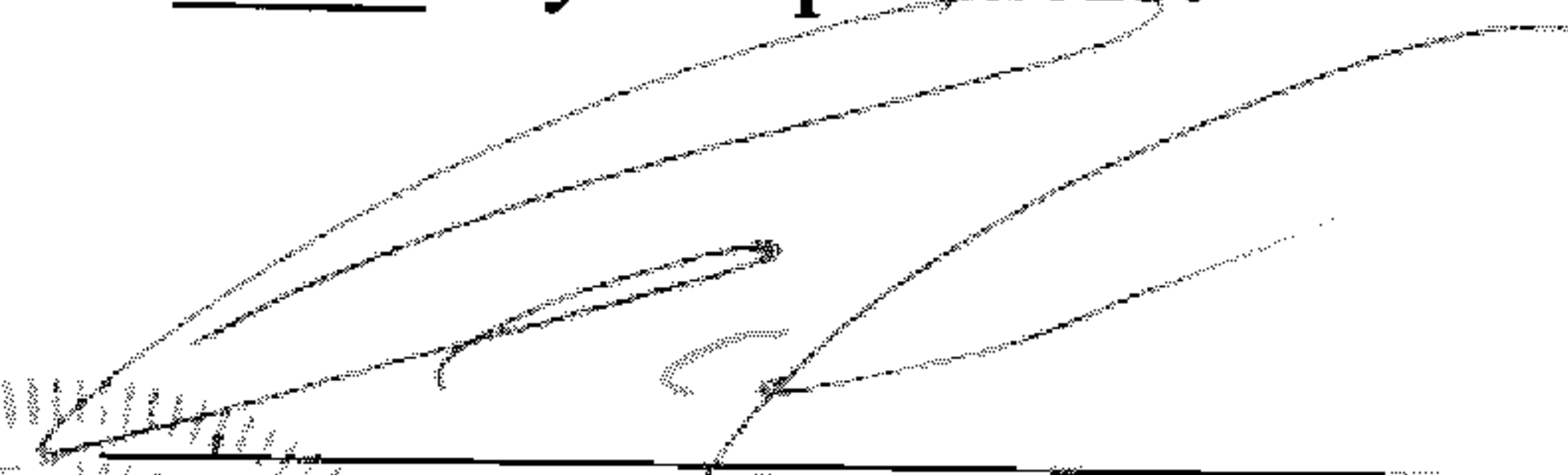
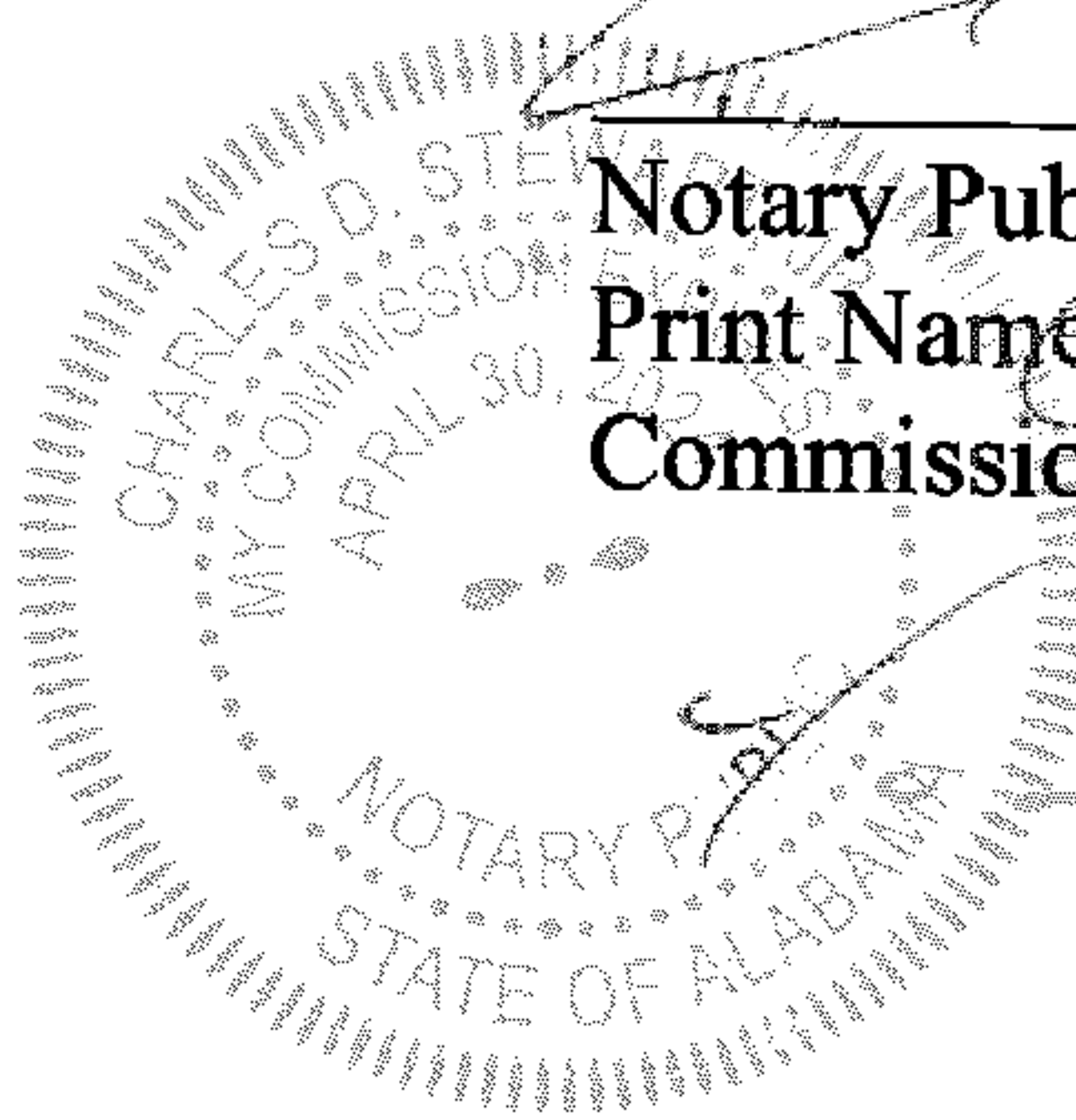
  
SAMUEL W BEEVERS

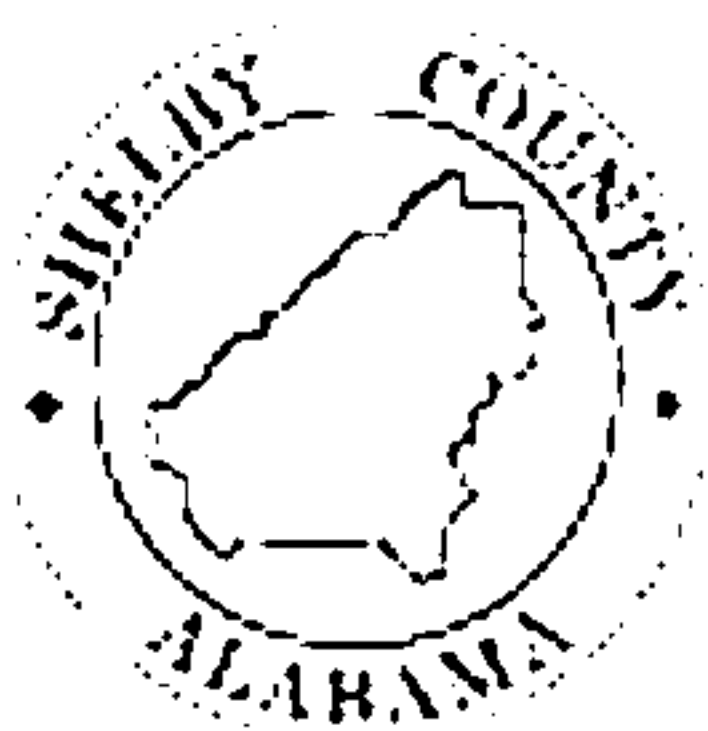
  
TERRI M BEEVERS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAMUEL W BEEVERS and TERRI M BEEVERS 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 April, 2023.

  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: 30-24  




Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/28/2023 10:52:52 AM  
\$37.50 BRITTANI  
20230428000124350

