

Send tax notice to:
LINDY HUGHES
1241 BOUNDARY STREET
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

2023141

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifteen Thousand and 00/100 Dollars (\$615,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN S BLAIR and RENEE D BLAIR, HUSBAND AND WIFE**, whose mailing address is 3024 Grants Mill Rd. Leeds, AL 35094 (hereinafter referred to as "Grantors") by **LINDY HUGHES and KEVIN HUGHES** whose property address is: **1241 BOUNDARY STREET, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 50, according to the Final Plat of The Residential Subdivision of Beaumont, Phase 2, as recorded in Map Book 38, page 66, 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. Easements, building lines and restrictions 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 Instrument No. 20060411000166620.
5. Agreement for Covenants as recorded in Instrument No. 20060607000270390.
6. Grant of Land Easement with Restrictive Covenants recorded in Instrument No. 20070418000180130 and Instrument No. 20071109000517680.
7. Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision, as recorded in Instrument No. 20070626000297880; amended and restated Declaration recorded in Instrument No. 20071130000543120; further amended in Instrument No. 20080814000326670.

\$515,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their 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 Grantees, their 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 15 day of May, 2023.

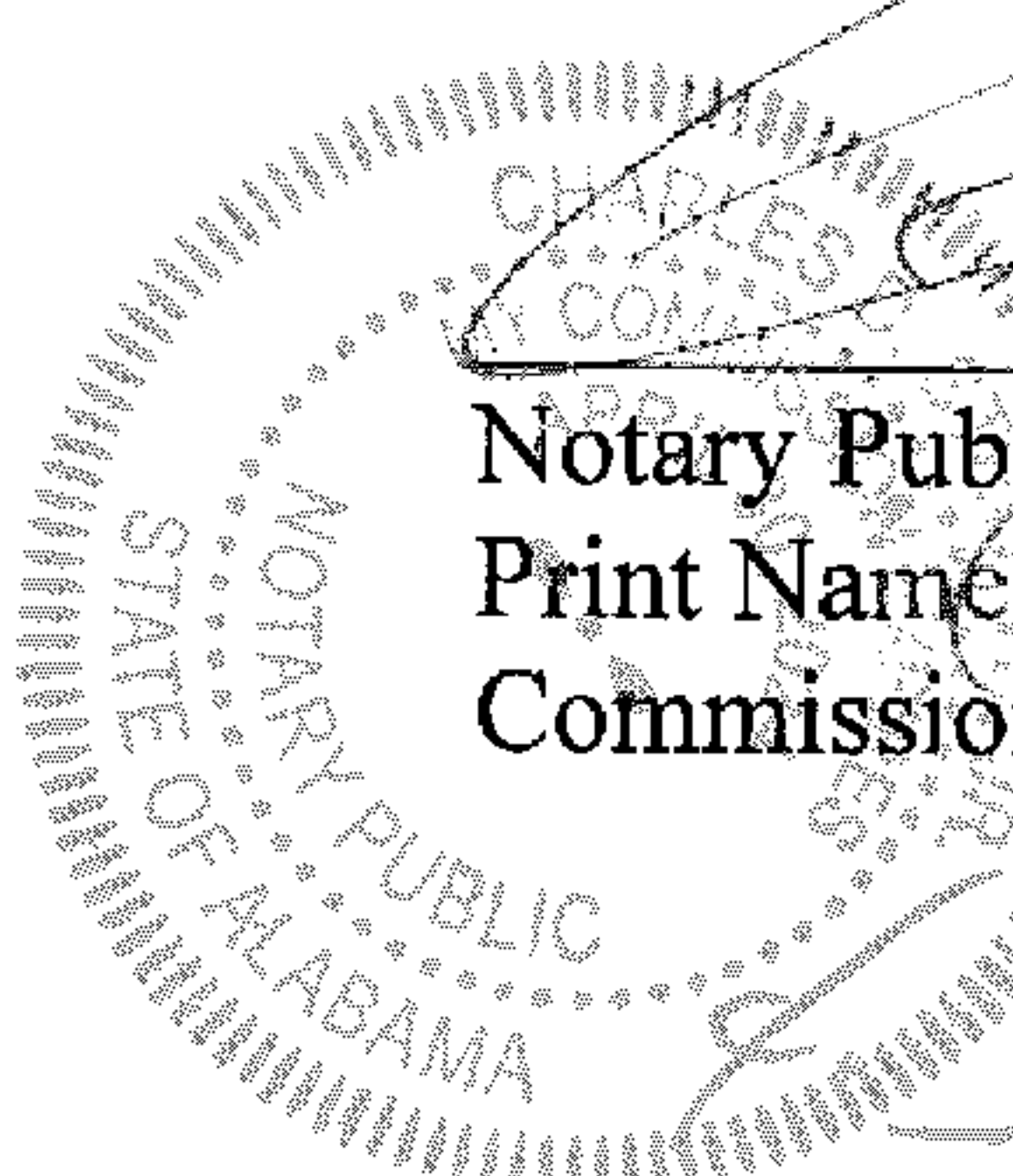

JOHN S BLAIR

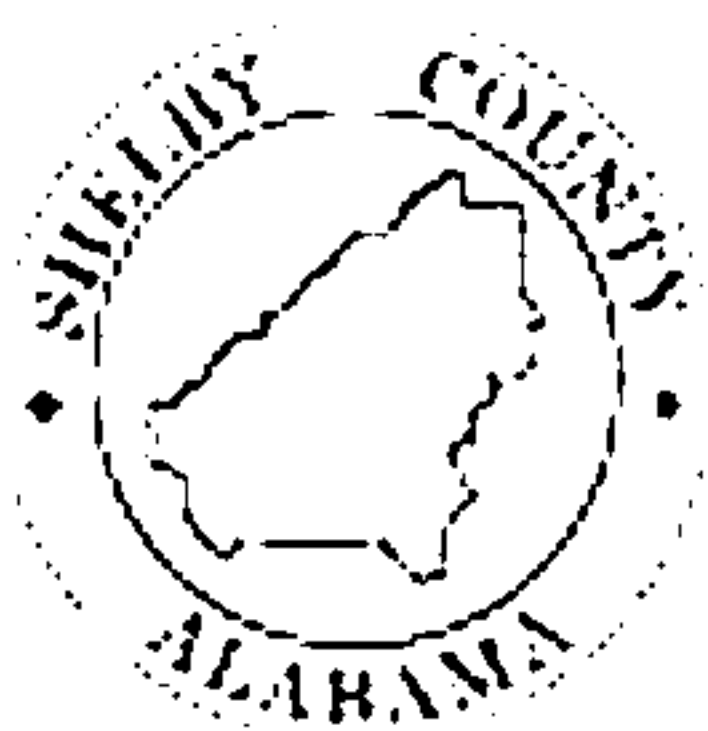

RENEE D BLAIR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN S BLAIR and RENEE D BLAIR 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 16 day of May, 2023.


Notary Public
Print Name: Charles J. Fawcett, L
Commission Expires: 8-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2023 12:36:08 PM
\$125.00 BRITTANI
20230516000145380

