

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3754

Clough Living Trust
3004 Camellia Ridge Ct.
Pelham AL 35124

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Fifty Five Thousand Dollars and 00/100 Dollars (\$455,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Joel Elwyn Bearden, III and Sarah Williams Bearden, a married couple** whose mailing address is: 2464 O'Neal Way, Hoover, AL 35242 ;
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Harold M. Clough and Joann M. Clough, Co-Trustees of the Clough Living Trust dated April 2, 2020** whose mailing address 3004 Camellia Ridge Court Pelham AL 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 3004 Camellia Ridge Court, Pelham, AL 35124 to wit:

Lot 107, according to the Survey of Camellia Ridge Subdivision, as recorded in Map Book 49, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$0 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of June, 2023.

Joel Elwyn Bearden, III
Joel Elwyn Bearden, III
Sarah Williams Bearden
Sarah Williams Bearden

STATE OF ALABAMA
COUNTY OF JEFFERSON

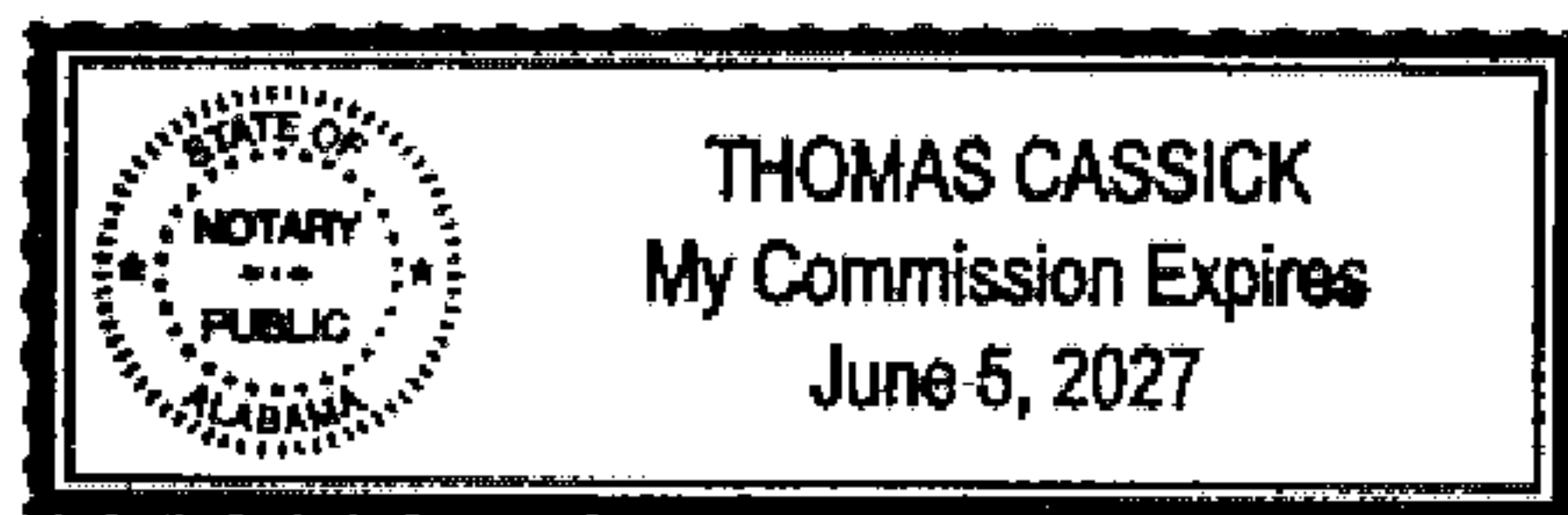
I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Joel Elwyn Bearden, III and Sarah Williams Bearden** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 15th day of June, 2023.

My Commission Expires: 6/5/27

Thomas Cassick
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2023 11:50:03 AM
\$481.00 BRITTANI
20230616000180970

Allie S. Bayl