

Send tax notice to:
Laura Padgett
5501 HEATH ROW DRIVE
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

2023205

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Eight Thousand and 00/100 Dollars (\$398,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ANDREW MICHAEL TILLERY and DAWN S TILLERY, HUSBAND AND WIFE** whose mailing address is: 5101 Skylark Dr Bham AL 35242 (hereinafter referred to as "Grantors") by **Laura Padgett, as Special Conservator, F/B/O Noah P Vick** whose property address is: **5501 HEATH ROW DRIVE, BIRMINGHAM, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the survey of Meadowbrook, 11th Sector, as recorded in Map Book 9, Page 6, 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 Meadow Brook, 11th Sector recorded in Map Book 9, Page 6 A & B, 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.
4. Covenants, conditions, and restrictions as set forth in instrument recorded in Misc. Book 47, Page 23.
5. Right of way to Alabama Power Company recorded in Misc. Book 57, Page 208 and 74, and Real Volume 1, Page 344.

\$0.00 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 20th day of June, 2023.

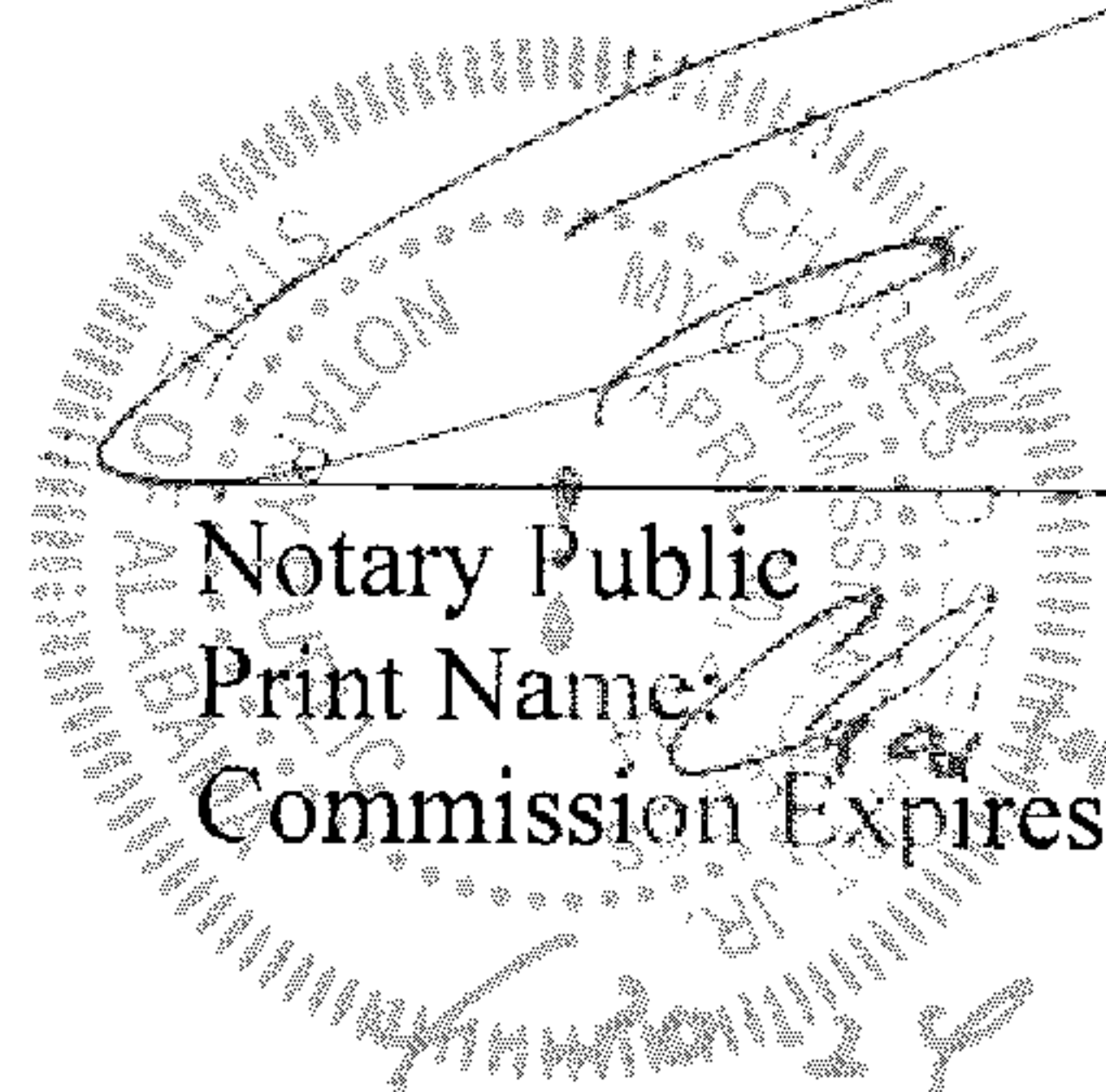

ANDREW MICHAEL TILLERY


DAWN S TILLERY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANDREW MICHAEL TILLERY and DAWN S TILLERY 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 20th day of June, 2023.


Notary Public
Print Name: Charles S. Stewart, Jr.
Commission Expires: 04/01/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/21/2023 02:42:59 PM
\$423.00 JOANN
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