

Send tax notice to:
MARY HARPER SIMMONS
1301 INVERNESS COVE DRIVE
HOOVER, 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
Shelby COUNTY

2023182T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROD ARMBRESTER, A MARRIED MAN** whose mailing address is: 2825 Lake Wood Trace, Bham AL 35242 (hereinafter referred to as "Grantors") by **MARY HARPER SIMMONS and PETER SIMMONS and MELANIE SIMMONS** whose property address is: **1301 INVERNESS COVE DRIVE, HOOVER, 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, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 148-A, according to the survey of Final Plat of the Residential Subdivision of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, page 110-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 easements, and building setback lines as shown on recorded map and survey of Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, page 110 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.
4. Articles of Incorporation of the Inverness Cove Residential Association, Inc. as recorded in Instrument #20050913000474450.
5. Covenants, Conditions and Restrictions as recorded in Instrument #20050113000020870; Instrument #20050804000396590; Instrument #20051006000521560 and amended in Instrument #20060130000047870.
6. Easement to Alabama Power Company recorded in Real 365, page 819; Instrument #20050804000396590; Instrument #20051031000563550 and Instrument #1994-34517, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company recorded in Deed Volume 306, page 10; Real 84, page 298; Real 127, page 54 and Real 3318, page 27, in the Probate Office of Shelby County, Alabama.
8. Easement to the City of Hoover, Alabama as recorded in Real 365, page 871 and Instrument #1998-24499, in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of his spouse.

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.

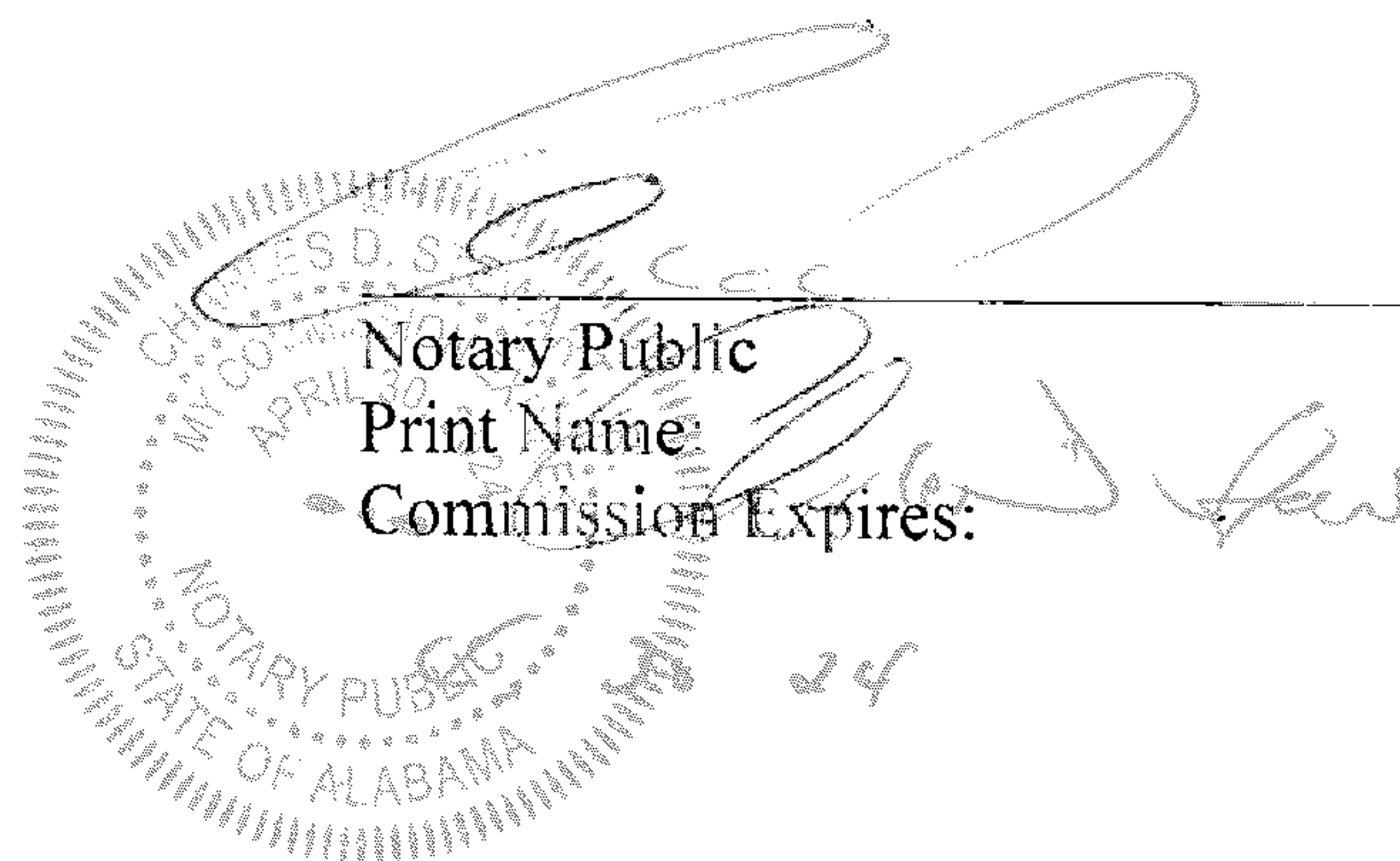
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23 day of June, 2023.


ROD ARMBRESTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROD ARMBRESTER 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 23 day of June, 2023.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2023 11:35:57 AM
\$401.00 JOANN
20230623000186940

