

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ARY FAMILY LIVING TRUST CREATED ON THE 9TH DAY OF
JUNE, 2023
2754 STEVENS CREEK ROAD
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20230626000188750 1/3 \$343.00
Shelby Cnty Judge of Probate, AL
06/26/2023 11:45:32 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, ROY D. ARY, JR. and wife, LISA W. MILAM-ARY, (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto ARY FAMILY LIVING TRUST CREATED ON THE 9TH DAY OF JUNE, 2023, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 3, according to the Map and Survey of Brookhaven - Sector 1, as recorded in Map Book 10, Page 24, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2023, which are a lien but not yet due and payable until October 1, 2023.
2. Existing easements, restrictions and covenants, set back and rights of way, if any, of record.
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. All Easements, Rights of Way, Restrictions, Covenants, Conditions, Notes and Building Setback lines as shown on Map and Survey of Brookhaven -Sector I, as recorded in Map Book 10, Page 24 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Thirty Five (35) foot building setback line along Stevens Creek Road and Hillandale Drive as shown in Map Book 10, Page 24.
6. Restrictions appearing in Real 86, Page 172.
7. Agreement with Alabama Power Company in Real 89, Page 969.
8. Restrictions regarding Alabama Power Company in Real 89, Page 967.
9. Right of Way to Alabama Power Company recorded in Real 99, Page 466.
10. Covenants, conditions and restrictions recorded in Book 136, Page 674 and Book 281, Page 395.

Shelby County, AL 06/26/2023
State of Alabama
Deed Tax:\$315.00

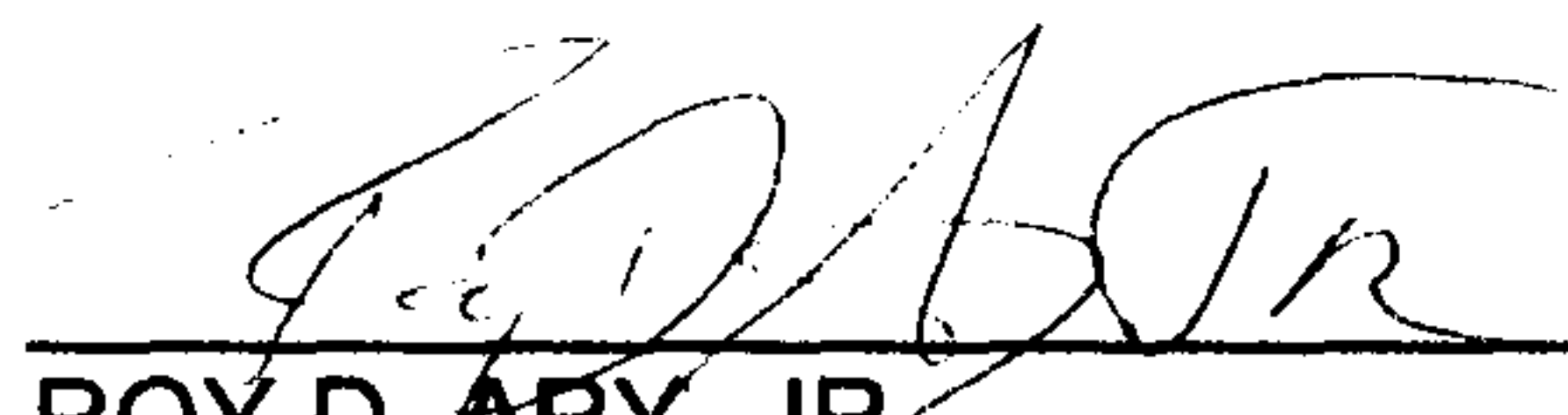



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TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And we do, for ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of June, 2023.

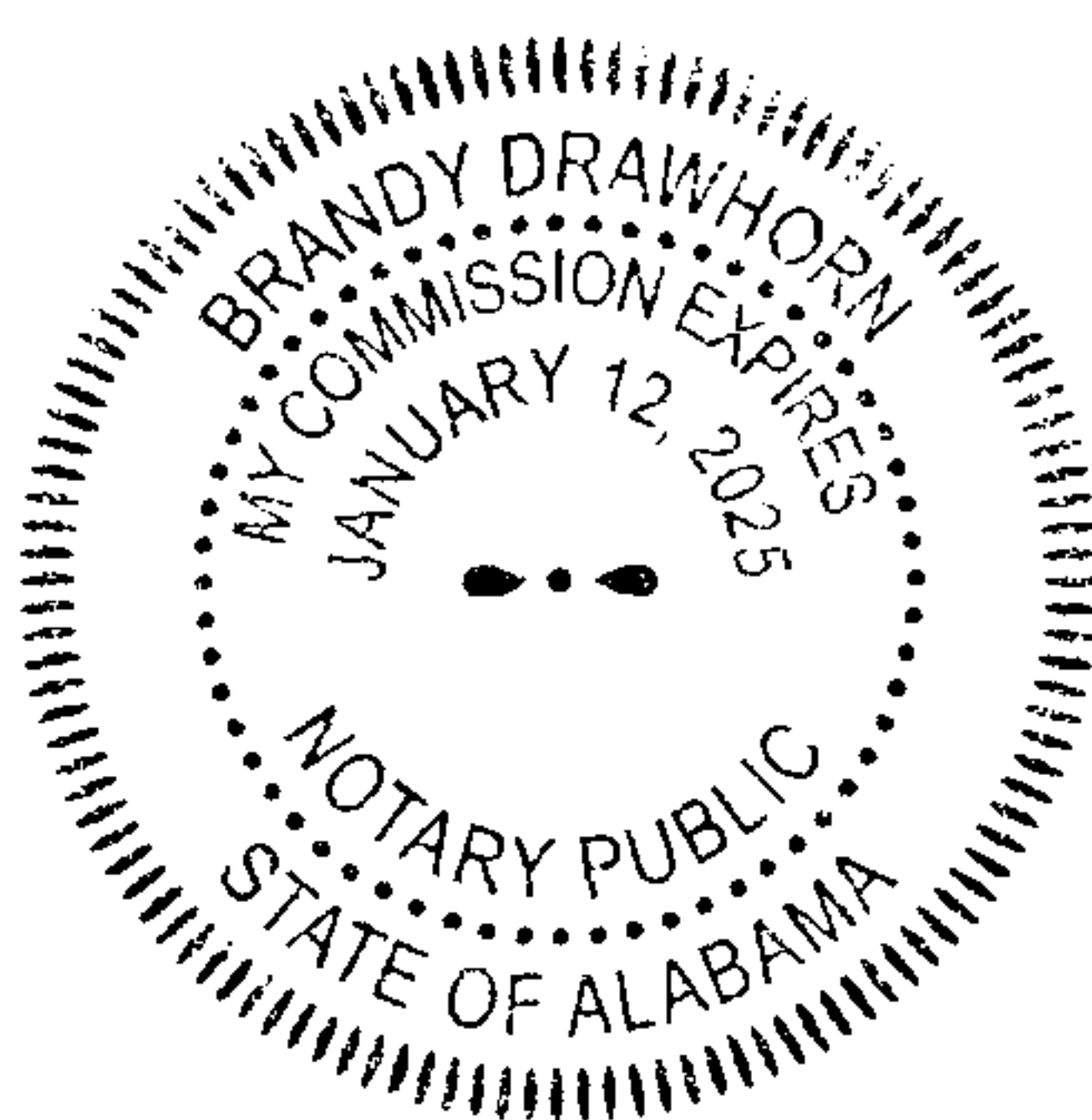
 (L.S.)
ROY D. ARY, JR.

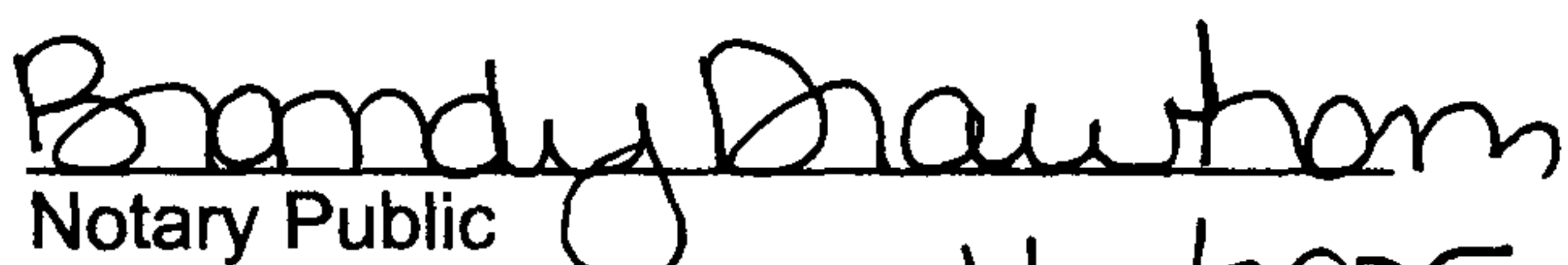
 (L.S.)
LISA W. MILAM-ARY

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROY D. ARY, JR. and wife, LISA W. MILAM-ARY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 2023.




Notary Public
My Commission Expires: 1/12/2025



20230626000188750 3/3 \$343.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
ROY D. ARY, JR. and wife, LISA W. MILAM-ARY

Mailing Address:
2754 STEVENS CREEK ROAD
BIRMINGHAM, ALABAMA 35244

Property Address:
2754 Stevens Creek Road
Hoover, AL 35244

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
ARY FAMILY LIVING TRUST CREATED ON THE 9TH
DAY OF JUNE, 2023

Mailing Address:
2754 STEVENS CREEK ROAD
BIRMINGHAM, ALABAMA 35244

Date of Sale: June 22, 2023
Total Purchase Price: \$

or
Actual Value
or
Assessor's Market Value \$314,600.00

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR