

20230705000200500
07/05/2023 01:55:49 PM
DEEDS 1/2

Send tax notice to:
COLIN J FEATHER
13 NOLEN 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
Shelby COUNTY

2023214

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARSHALL PUTNAM and ELIZABETH PUTNAM**, Husband and Wife whose mailing address is: *6510 Gloves Ferry Rd Alpine Bay, AL 35014* (hereinafter referred to as "Grantors") by **COLIN J FEATHER and SHARON FEATHER** whose property address is: **13 NOLEN STREET, 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, joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16-34, Block 16, according to the Survey of Mt. Laurel, Phase III, as recorded in Map Book 34, Page 137, in the Office of the Judge of Probate of Shelby County.

SUBJECT TO:

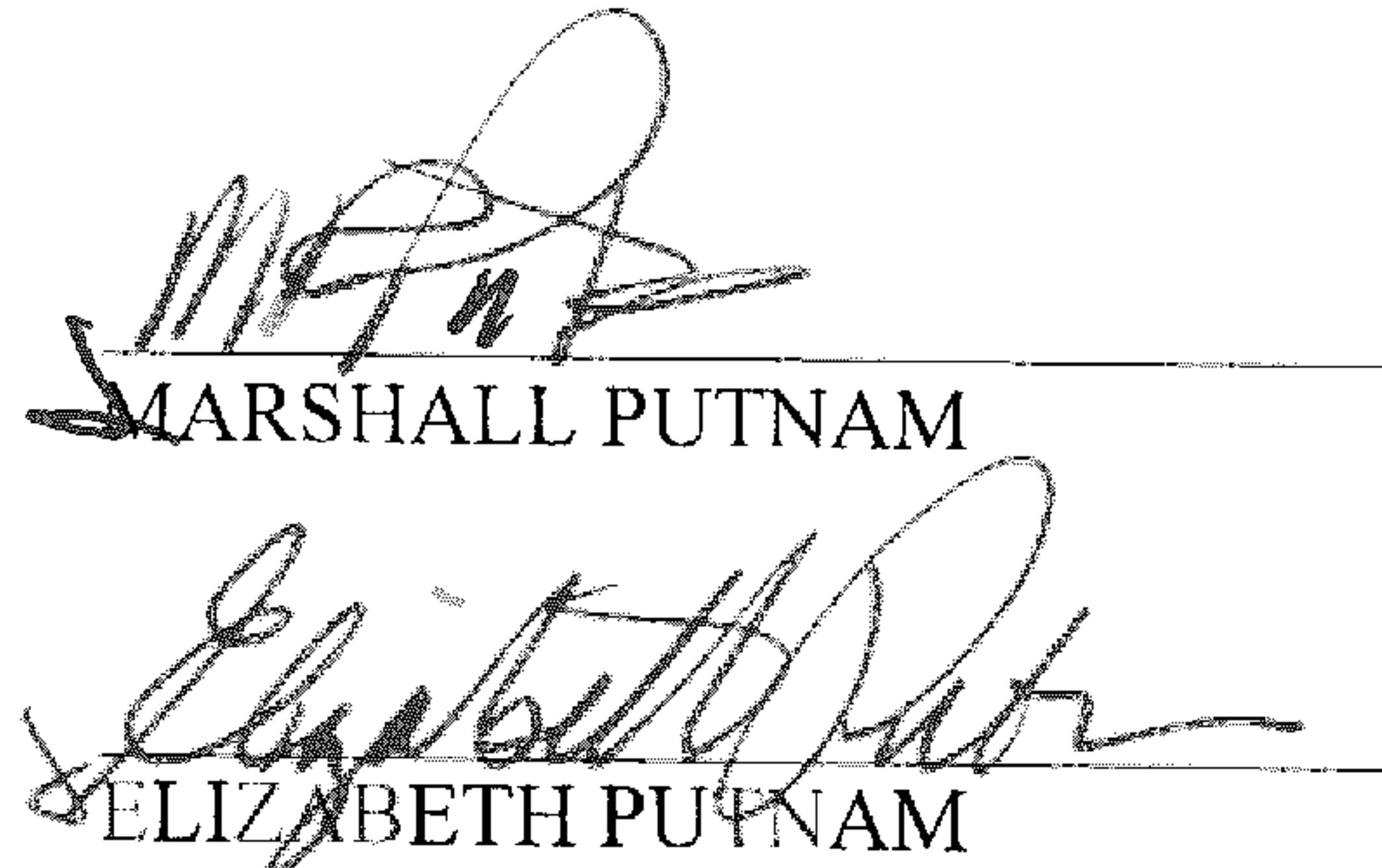
1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Easement granted Alabama Power Company recorded in Instrument No. 20040910000504440.
5. Covenants and Agreement for water service dated April 24, 1989 and recorded in Real Book 235, Page 611.
6. Sewer Service Agreement dated June 22, 1999 by and between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set out in Instrument No. 1999-35429 with ratification recorded in Instrument No. 2000-41410.
7. Restrictions, covenants and conditions as set out in Instrument(s) recorded in Instrument No. 2000-35579; amended by 1st Amendment thereto and recorded in Instrument No. 2000-38859 and rerecorded as Instrument No. 2000-36270; 2nd Amendment as recorded in Instrument No. 2000-38860; 3rd Amendment as recorded in Instrument No. 2001-03681; 4th Amendment as recorded in Instrument No. 20030213000091860; 5th Amendment as recorded in Instrument No. 20030327000184530; 6th Amendment as recorded in Instrument No. 20030327000184540; 7th Amendment as recorded in Instrument No. 20030627000327720; 8th Amendment in Instrument No. 20040413000191810; 9th Amendment recorded in Instrument No. 20040623000340720; 10th Amendment recorded in Instrument No. 20041015000569110; 11th Amendment recorded in Instrument No. 20050714000352130; 12th Amendment recorded in Instrument No. 2006-616320; 13th Amendment recorded in Instrument No. 2007-487350; 14th Amendment recorded in Instrument No. 2008-289820; 15th Amendment recorded in Instrument No. 2008-470230; 16th Amendment recorded in Instrument No. 2009-427120; 17th Amendment recorded in Instrument No. 2013-415550; 18th Amendment recorded in Instrument No. 2014-012710 and 19th Amendment recorded in Instrument No. 2015-346630 in the Probate Office.
8. Sewer Service Agreement with Double Oak Water Reclamation, LLC as recorded in Instrument No. 2012-427740.
9. Grant of Easement to Marcus Cable Associates LLC as recorded in Instrument No. 2010-428650.

\$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 30 day of June, 2023.

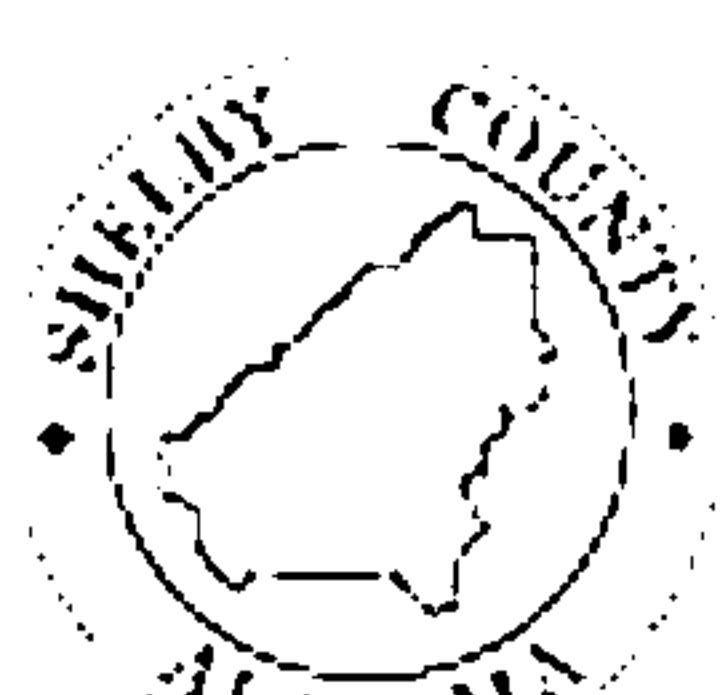
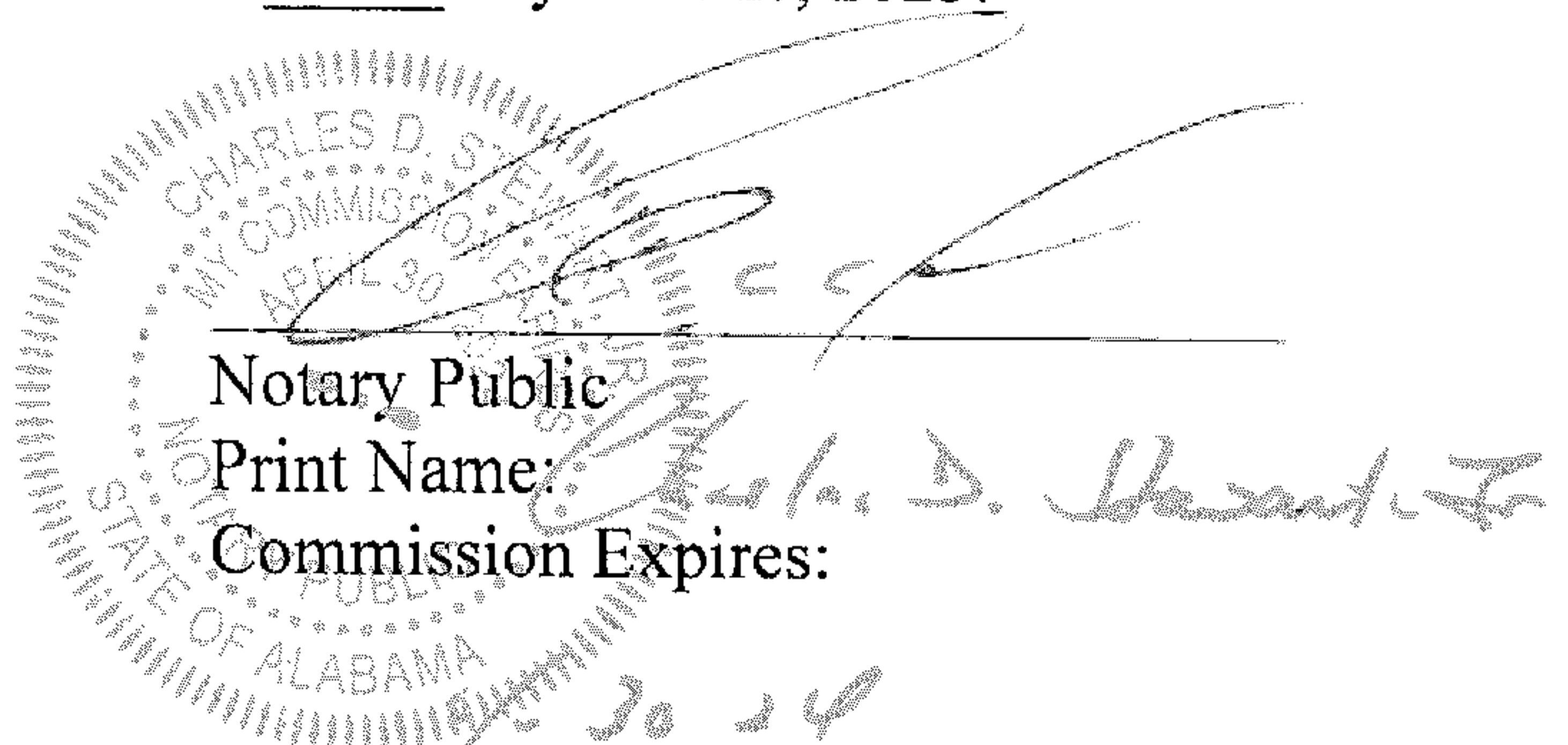


MARSHALL PUTNAM
ELIZABETH PUTNAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARSHALL PUTNAM and ELIZABETH PUTNAM 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 30 day of June, 2023.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2023 01:55:49 PM
\$575.00 BRITTANI
20230705000200500

