

Send tax notice to:
CHRISTOPHER DANIEL UMBERGER
5242 HEATHERHEDGE CIRCLE
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

2023374T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty-Nine Thousand and 00/100 Dollars (\$569,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHAKIA HARDY, AN UNMARRIED INDIVIDUAL**, whose mailing address is 530 Applecross Drive, Mebane NC 27302 (hereinafter referred to as "Grantors") by **CHRISTOPHER DANIEL UMBERGER and ALYSSA UMBERGER** whose property address is: **5242 HEATHERHEDGE CIRCLE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Forest Meadows, 1st Sector, as recorded in Map Book 19, page 80, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Forest Meadows, 1st Sector, as recorded in Map Book 19, page 80, 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, including those recorded in Deed Book 32, page 48.
4. Covenants, conditions and restrictions recorded in Instrument #1995-01881.
5. Articles of Incorporation and By-Laws of Forest Meadows Homeowners Association, Inc. as recorded in Instrument #1997-03106.

\$540,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their 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 her hand and seal this the 30th day of November, 2023.

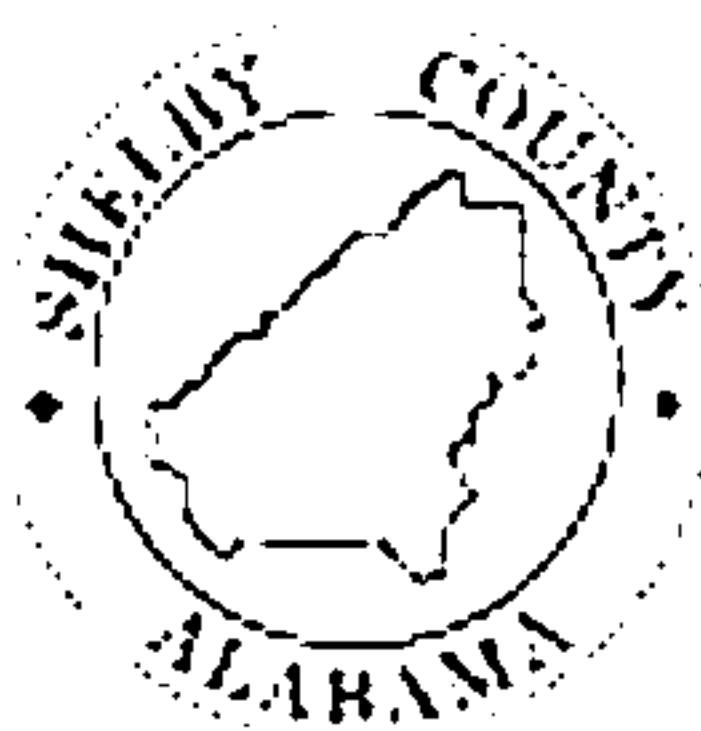

SHAKIA HARDY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHAKIA HARDY whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2023.


Notary Public
Print Name: Christy D. Stewart Esq
Commission Expires: 9-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2023 09:50:43 AM
\$53.50 BRITTANI
20231201000347480

