

Send tax notice to:
KELLI DAHL
139 GRIFFIN PARK TRAIL
BIRMINGHAM, AL, 35252

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024023

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighty-Nine Thousand and 00/100 Dollars (\$589,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CRAIG HOMAN, A MARRIED INDIVIDUAL**, whose mailing address is 8575 Heirloom Blvd. College Grove, TN 37046 (hereinafter referred to as "Grantors") by **KELLI DAHL and MICHAEL DAHL** whose property address is: **139 GRIFFIN PARK TRAIL, BIRMINGHAM, AL, 35252** 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 A-26, according to the Survey of Griffin Park at Eagle Point, Sector 1, Phase 1, as recorded in Map Book 48, pages 87 A & B, 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. Building lines, easements and restrictions 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, as recorded in Deed Book 331, page 262, in Probate Office.
4. Declaration of Easements, Covenants and Restrictions for Griffin Park at Eagle Point, recorded in Instrument 20160620000210350 in Probate Office.
5. Powers and provisions as set out in Articles of Incorporation of Griffin Park at Eagle Point Residential Association, Inc., recorded in Instrument 20160620000210320, together with By-Laws recorded in Instrument 20160620000210330 and all amendments thereto.
6. Grant of Land Easement to Alabama Power Company recorded in Instrument 20161229000472540; Instrument 20170609000202900; Instrument 20170616000213720; Instrument 20171019000379870 and Instrument 20170421000136300 in Probate Office.
7. Easement for water mains and utilities as recorded in Instrument 20191107000414400 in Probate Office.
8. Access Easement as recorded in Instrument 20160620000210340 in Probate Office.
9. Right of way granted to Alabama Power Company by instrument recorded in Volume 273, page 201; Volume 111, page 408, and Instrument 20170616000213720, in Probate Office.
10. Restrictions as recorded in Volume 206, page 448, in Probate Office.
11. Right of Way granted to City of Pelham recorded in Volume 312, page 523, in Probate Office.

12. Easement to Shelby County as recorded in Volume 278, page 889, and Instrument 2018012500026330 in Probate Office.
13. Restrictions, Easements, Covenants, Conditions and Limitations as recorded in Instrument 20160620000210360 in Probate Office.
14. Release of Damages as recorded in Instrument 20160502000144480 in Probate Office.
15. Easement to SWWC Utilities, Inc. as recorded in Instrument 20171109000406940 in Probate Office.
16. Reservation regarding Sink Hole Prone Areas, as set out in Map Book 48, page 87 in Probate Office.

\$471,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN, NOR THAT OF HIS SPOUSE, AS DEFINED BY THE CODE OF ALABAMA.

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 his/her hand and seal this the 31 day of January, 2024.

*Craig Homan by and through
his attorney in fact Jodi
Marie McNulty*
CRAIG HOMAN BY AND THROUGH
HIS ATTORNEY IN FACT JODI MARIE
MCNULTY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JODI MARIE MCNULTY, whose name as Agent and Attorney in Fact for CRAIG HOMAN, 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 in her capacity as Attorney in Fact for CRAIG HOMAN on the day the same bears date

Given under my hand and official seal this the 31 day of January, 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2024 11:17:13 AM
\$143.00 JOANN
20240201000025980

Notary Public
Print Name: *Charles J. Swank, Jr.*
Commission Expires: *April 30, 2024*

Allen S. Bayl