

Send tax notice to:
J. BRETT HARP
905 GRIFFIN PARK 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

2024045

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighty-Seven Thousand Five Hundred and 00/100 Dollars (\$587,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **VIRGINIA L TRINKLE, AN UNMARRIED INDIVIDUAL**, whose mailing address is 231 ASH DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **J. BRETT HARP and SUZANNE M HARP** whose property address is: **905 GRIFFIN PARK 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 A-83, according to the Survey of Griffin Park at Eagle Point, Sector 1, Phase 1, as recorded in Map Book 48, page 87 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

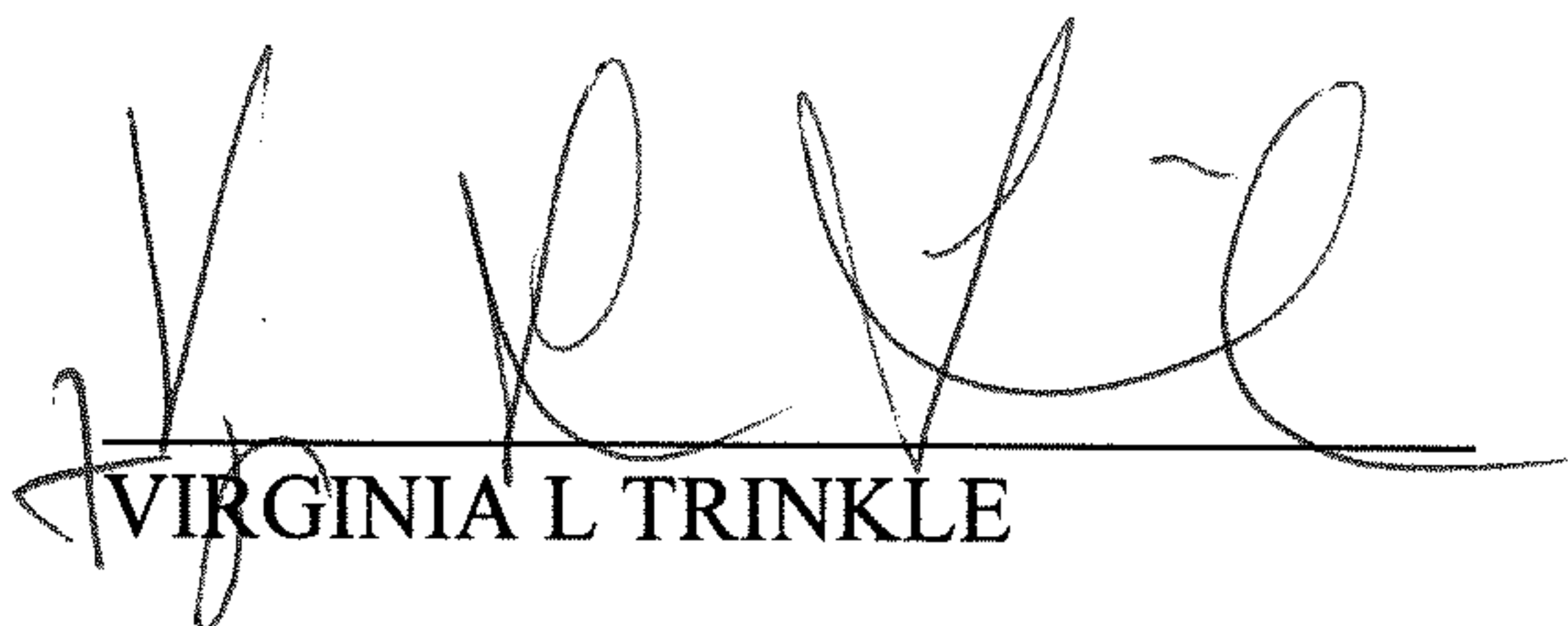
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown in Map Book 48, page 87 A & B in the Probate Office.
3. Minerals of whatsoever kind, subsurface 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. Less and except any part of subject property lying North and East of Eagle Point Drive Easement, as shown in Map Book 22, page 43, and Map Book 14, page 118, in Probate Office.
5. Right of way to Alabama Power Company recorded in Volume 111, page 408, and Volume 273, page 201 in Probate Office.
6. Declaration of Easements, Covenants and Restrictions for Griffin Park at Eagle Point, recorded in Instrument 20160620000210350 in Probate Office.
7. Easement for Access Road as recorded in Instrument 20160620000210350 in Probate Office.
8. Restrictions set out in Instrument 20160620000210360 in Probate Office.
9. Vacation of Easement recorded in Instrument 20180806000278750 in Probate Office.

- 10. Certificate of Formation of Griffin Park at Eagle Point Residential Association, recorded in Instrument 20160620000210320 in Probate Office.
- 11. By-Laws of Griffin Park at Eagle Point Residential Association recorded in Instrument 20160620000210330 in Probate Office.

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.

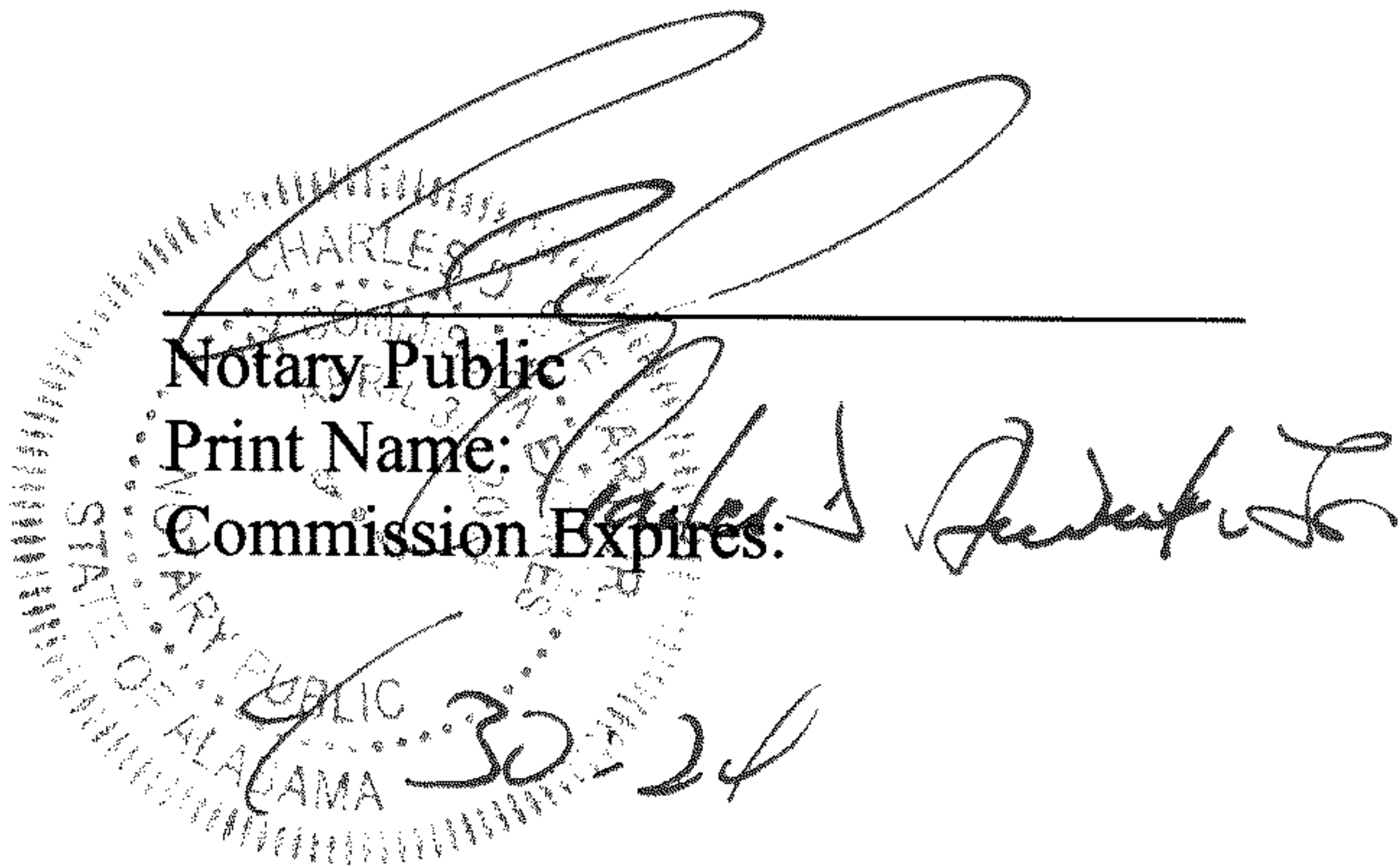
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 22 day of February, 2024.


VIRGINIA L TRINKLE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIRGINIA L TRINKLE 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 22 day of February, 2024.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2024 03:37:45 PM
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20240222000046640

