

Send tax notice to:
JOHN MCDURMONT
2744 STEVENS CREEK ROAD
HOOVER, AL, 35244

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

STATE OF ALABAMA

2024050

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Five Thousand and 00/100 Dollars (\$455,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WILLIAM ROBERT COLVILLE, JR and CATHERINE BRYAN COLVILLE, HUSBAND AND WIFE**, whose mailing address is 1008 Mill Springs Dr Hoover, AL 35299 (hereinafter referred to as "Grantors") by **JOHN MCDURMONT and ALEXANDRA LAMB MCDURMONT** whose property address is: **2744 STEVENS CREEK ROAD, HOOVER, AL, 35244** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 12-A, according to a Resurvey of Lot 12, according to the Survey of Brookhaven, 1st Sector, as recorded in Map Book 11, page 111, 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, easements and building lines as shown on recorded plat.
3. Restrictive covenants contained in instrument recorded in Real 86, page 172 in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Real 89, page 969 in the Probate Office of Shelby County, Alabama.
5. Restrictions regarding Alabama Power Company recorded in Real 89, page 967 in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company recorded in Real 99, page 466 in the Probate Office of Shelby County, Alabama.

\$441,350.00 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 Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

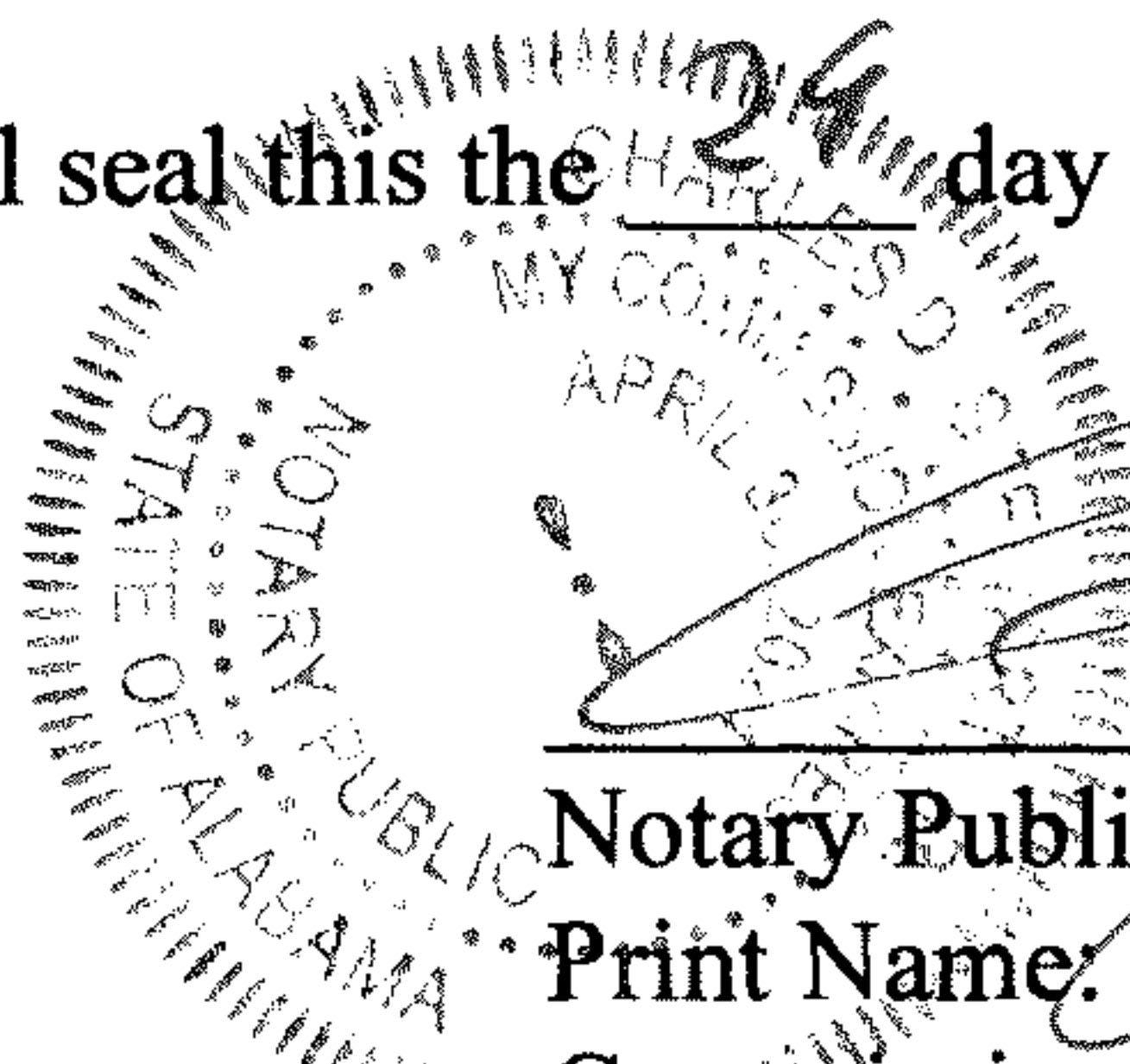
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 29 day of February, 2024.


WILLIAM ROBERT COLVILLE, JR

CATHERINE BRYAN COLVILLE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM ROBERT COLVILLE, JR and CATHERINE BRYAN COLVILLE whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of February, 2024.


Notary Public
Print Name: Charles J. Howard, Jr.
Commission Expires: 4.3.25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2024 09:47:17 AM
\$39.00 PAYGE
20240301000055210

Allen S. Bayl