

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED

SEND TAX NOTICES TO:

1087 Flyway View Lane
Alabaster AL 35007

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Three Hundred Forty-Four Thousand and 00/100 (\$344,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **HEATH DAVENPORT** and **ANDREA DAVENPORT**, a married couple, in hand paid by the GRANTEE(S), **JOHN MICHAEL ADELBERG, JR.**, and **RUBY OROPEZA** the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 89, according to the Survey of Mallard Landing, Phase I as recorded in Map Book 51, Page 64A, 64B, 64C, 64D, 64E, and 64F, in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20201002000448150.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

Covenants and Restrictions recorded in Slide 51 at Page 64A, 64B, 64C, 64D, 64E, and 64F in the Office of the Judge of Probate of Shelby County, Alabama.

Right of way to Southern Natural Gas, recorded in Deed Volume 90, Page 431, in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company, recorded in Deed Volume 57, Page 373, in the Probate Office of Shelby County, Alabama.

Water Drainage Easement recorded in Instrument 20050920000486550 in the Probate Office of Shelby County, Alabama.

Right of way to Shelby County, recorded in Deed Volume 211, Page 607, in the Probate Office of Shelby County, Alabama.

Right of way to Southern Natural Gas Company, recorded in Deed Volume 90, Page 47, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company recorded in Deed Volume 124, Page 543, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Instrument 20161013000376800; Instrument 20161117000422770; Instrument 20161013000376790, corrected in Instrument 20171120000419370; Instrument 20161117000422780; Instrument 20171120000419380; and Instrument 20180525000182950 in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants recorded in Instrument 20191007000369270, in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Mallard Landing Residential Association, Inc., recorded in Instrument 20191007000369260, in the Probate Office of Shelby County, Alabama.

NOTE: \$344,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

