

Send tax notice to:
Richard A Neathammer
4057 Indian Trail
Destin, FL 32541

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

STATE OF ALABAMA
SHELBY COUNTY

Assessed Value:
\$384,700.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and 00/100 Dollars (\$100.00), and other good and valuable consideration, in hand paid to the undersigned, **Richard A Neathammer an unmarried individual**, whose mailing address is **4057 Indian Trail, Destin, Florida 32541**, (hereinafter referred to as "Grantors") by **Richard A Neathammer, Trustee of the Richard A. Neathammer Revocable Trust dated June 22, 2018, whose address is 4057 Indian Trail, Destin, Florida 32541**, hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey Grantee, all of their rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 74, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, 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 line(s) as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Restrictions appearing of record in Instrument 20020711000320730, Instrument 20021219000613570, and Instrument 20030710000436650, in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Instrument 2002-2381, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, Alabama, recorded in Volume 233, page 700; Volume 216, page 29 and Volume 282, page 115, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Volume 142, page 148, in the Probate Office of Shelby County, Alabama.
8. Right of way to the City of Hoover, recorded in Instrument 2000/40742; in Instrument 2000/40741 and in Instrument 2000/25988, in the Probate Office of Shelby County, Alabama.
9. Reservation of all coal, iron ore, gas, oil, methane, hydrocarbons and all mineral and mining rights together with all rights incident thereto including release of all damages as set forth in deed from USX Corporation recorded in Instrument 2000/14348, in the Probate Office of Shelby County, Alabama.
10. Subject to the Declaration of Protective Covenants, Conditions and Restrictions for Caldwell Crossings, a Residential Subdivision as recorded in Instrument 2002/2381, in the Probate Office of Shelby County, Alabama.

Property Address is 3517 Crossings Circle, Hoover, Alabama, 35242

Richard A Neathammer is the surviving grantee of that certain deed recorded in Instrument 20200805000333220 in the Probate Office of Shelby County, Alabama; the other grantee, Tina P. Neathammer, having died on or about May 14, 2022.

The preparer of this deed makes no certification as to ownership and has not examined the

title to the property.

TO HAVE AND TO HOLD unto the Grantee, its 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 it is 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 Grantee, its executors, administrators and assigns forever against the lawful claims of all persons.

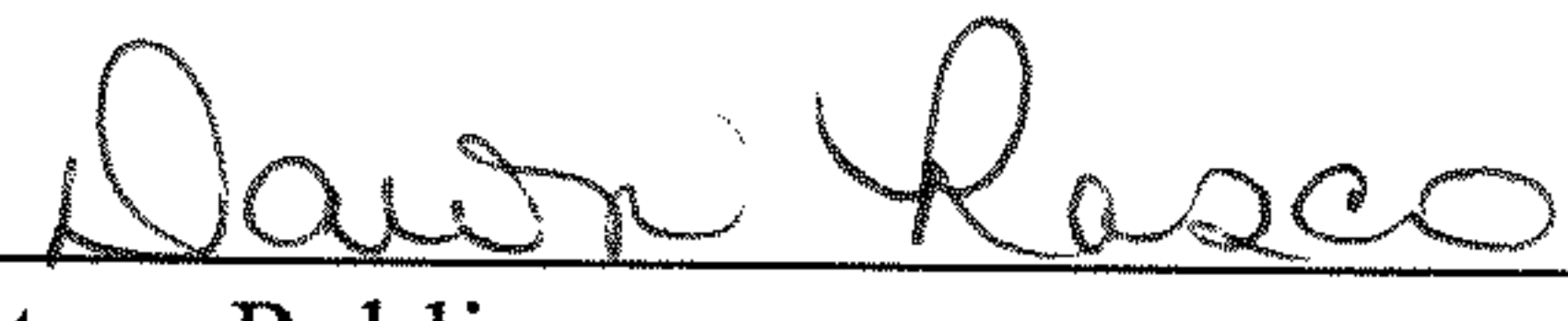
IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 25th day of April, 2024.

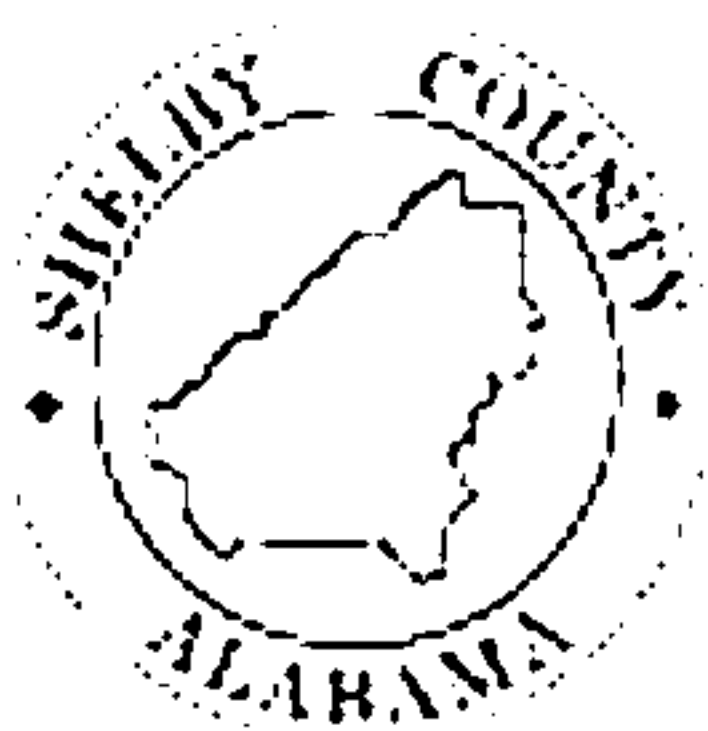
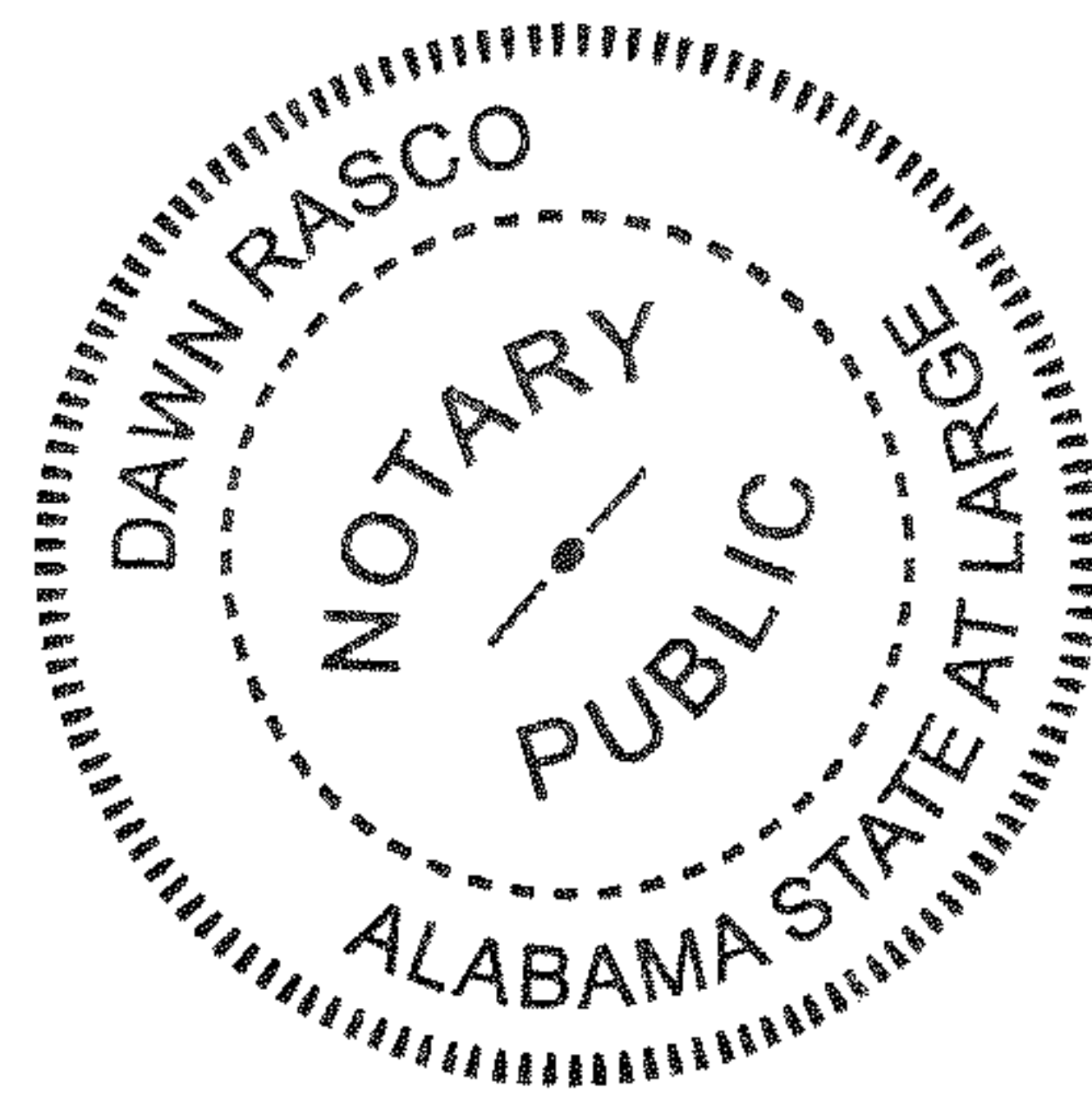

RICHARD A NEATHAMMER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD A NEATHAMMER, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 2024.


Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/25/2024 10:50:48 AM
\$410.00 BRITTANI
20240425000120570

