

Send tax notice to:
Sharon W Aderhold
429 Old Brook 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

2024213

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Debra Larson-Monear, a single individual** whose ^{mailing} 463 Chamber Drive, Anamosa, IA 52205 ^{address} is: (hereinafter referred to as "Grantors") by **Sharon W Aderhold** whose property address is: **429 Old Brook 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Old Brook Place, as recorded in Map Book 19, page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

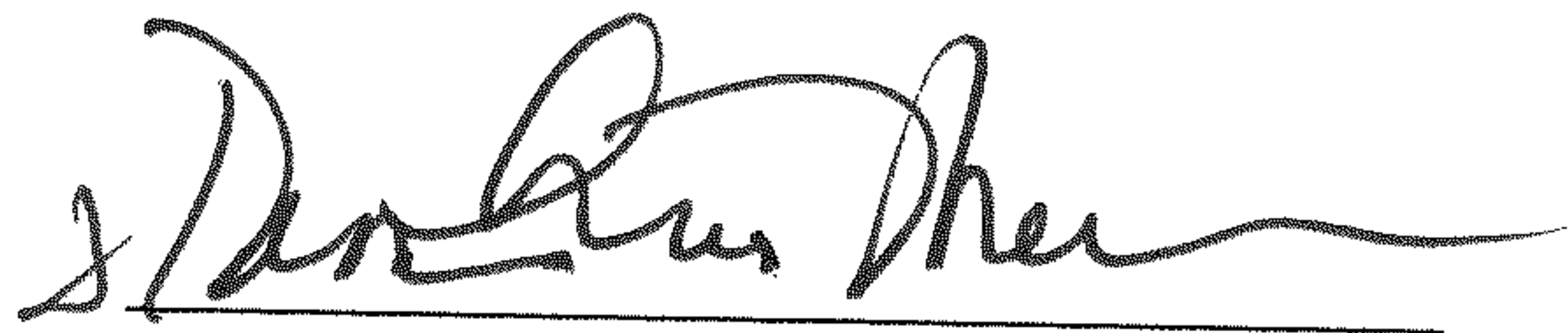
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 4, Page 505.
3. Easements and building lines as shown on recorded map.
4. Restrictions appearing of record in Instrument #1994-35287, and amended in Instrument #1995-13687 Right of way granted to BellSouth Telecommunications, Inc. as recorded in Instrument #1995-7419. Easements and building line as shown on recorded map(s).
5. Restrictions, limitations and conditions as shown on recorded map(s).
6. Right of way and utility easements to Cahaba Water Renovation Systems, Inc. as set out in Real Volume 42, Page 227.
7. 25 foot easement for ingress and egress as shown on recorded map(s).
8. Release of damages as recorded in Instrument Number 1895-24762.

\$365,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 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 7 day of July, 2024.

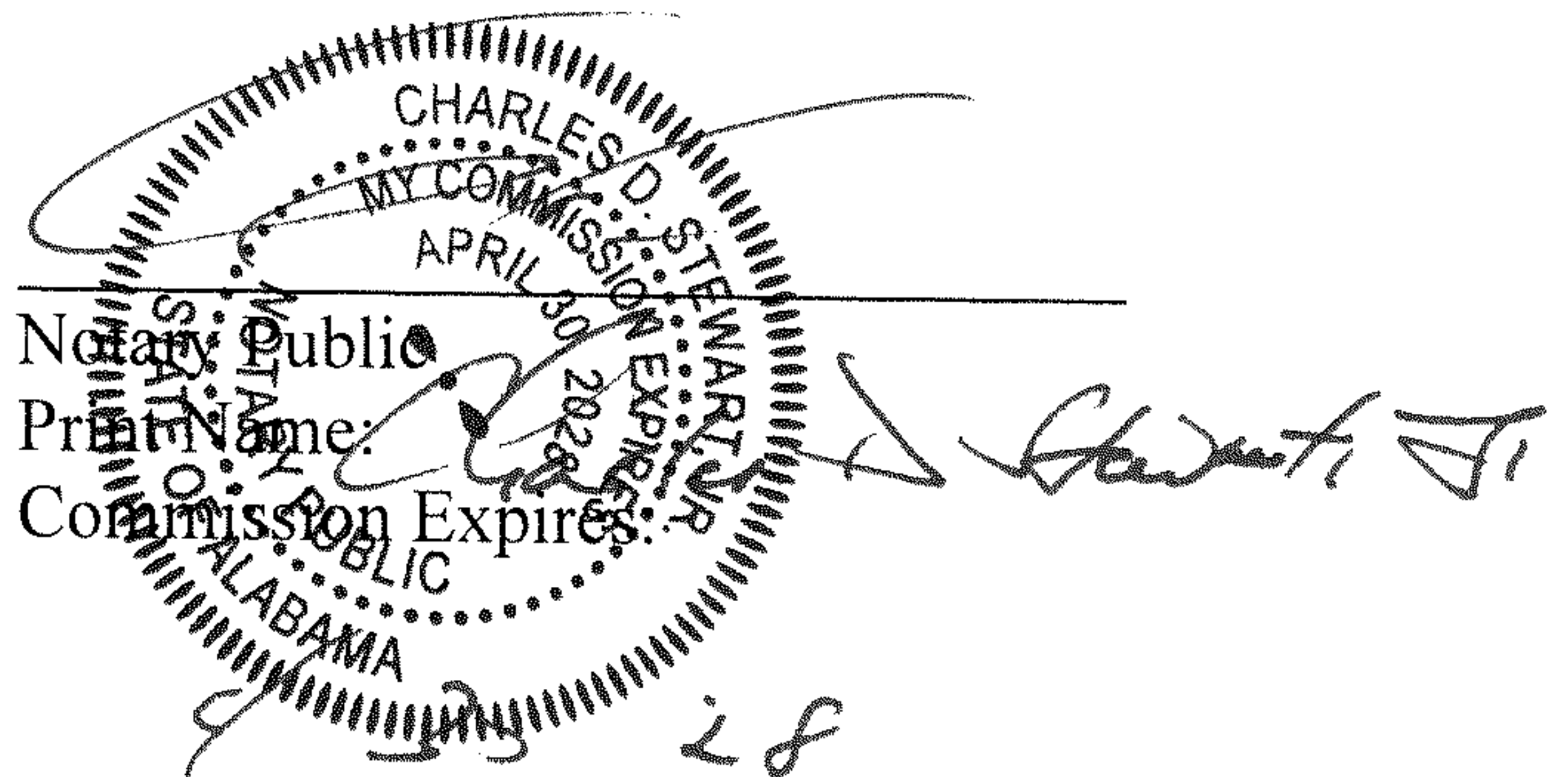


Debra Larson-Monear

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra Larson-Monear whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of July, 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 01:53:34 PM
\$45.00 BRITTANI
20240702000200520

Allie S. Boyd