

Send tax notice to:
James Thompson Keener
5239 Heatherhedge 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

2024208

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$575,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Cecil Steven Childree and Katie E Childree, Husband and Wife** whose mailing address is: 233 Ash Drive Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **James Thompson Keener and Mary Morgan Keener** whose property address is: **5239 Heatherhedge 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 34, according to the Survey of Forest Meadows, 1st Sector, as recorded in Map Book 19, at page 80, 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, public utility easements and building setback lines as shown on recorded map and Survey of Forest Meadows, 1st Sector, as recorded in Map Book 19, page 80, in the Probate Office of Shelby County, Alabama.
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. Covenants, conditions and restrictions recorded in Instrument #1995-01881.
5. 11. Articles of Incorporation and By-Laws of Forest Meadows Homeowners Association, Inc. as recorded in Instrument #1997-03106

\$517,500.00 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 15 day of July, 2024.

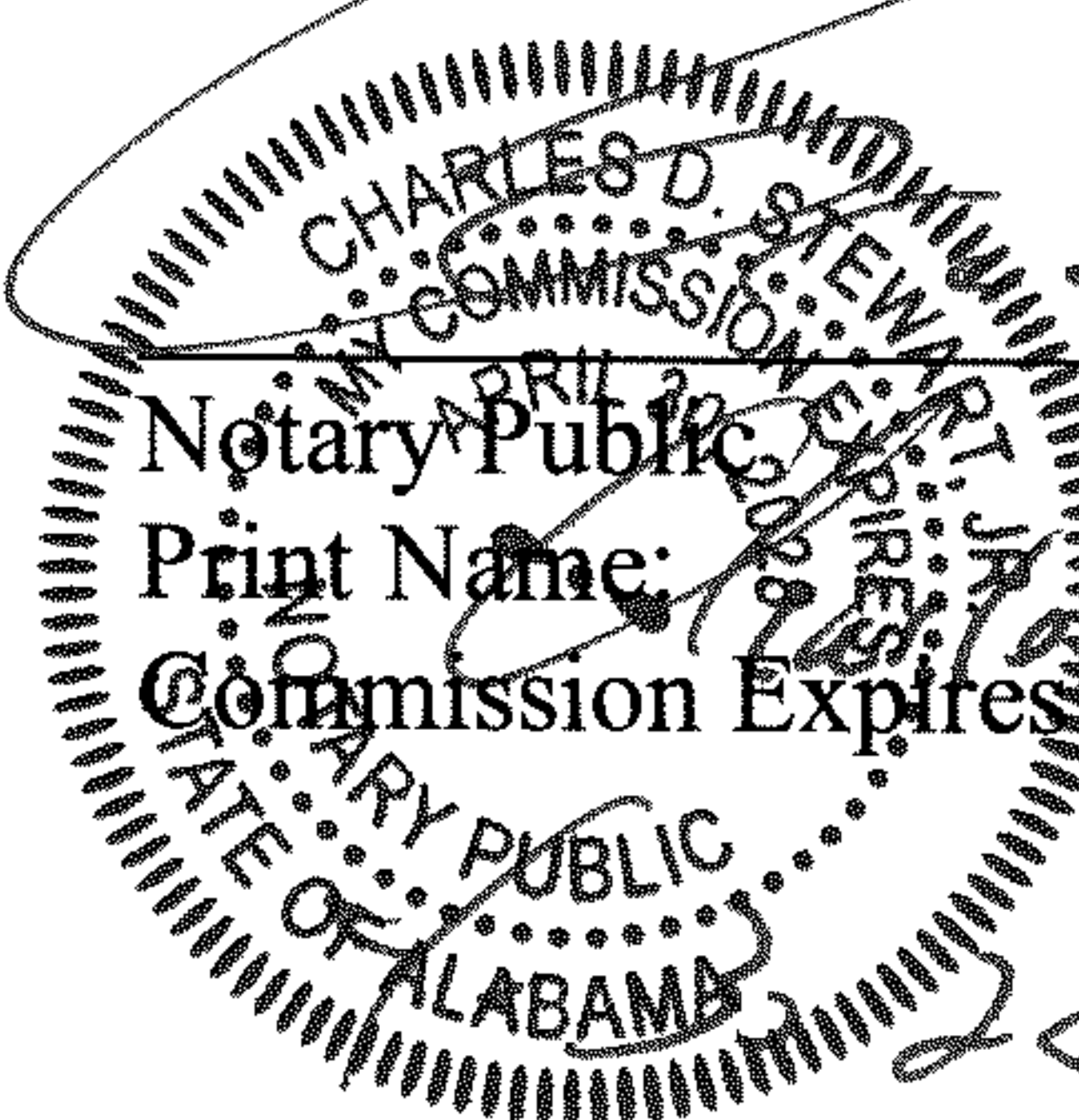


Cecil Steven Childree


Katie E Childree

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil Steven Childree and Katie E Childree 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 15 day of July, 2024.


Print Name: Charles D. Stewart
Commission Expires: April 2025




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2024 02:16:42 PM
\$82.50 JOANN
20240716000216470

