

Send tax notice to:  
Lauren Simmons  
244 Cahaba Oaks Trail  
Indian Springs, AL, 35124

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

STATE OF ALABAMA

2024227

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Two Hundred Thousand and 00/100 Dollars (\$1,200,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Rocky L Smith and Leslie D Smith, husband and wife** whose mailing address is: 433 South Oak Lane Birmingham AL 35242 (hereinafter referred to as "Grantors") by **Lauren Simmons and Preston Jones** whose property address is: **244 Cahaba Oaks Trail, Indian Springs, AL, 35124** 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 21, according to the Survey of Cahaba Oaks, as recorded in Map Book 18, page 141, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

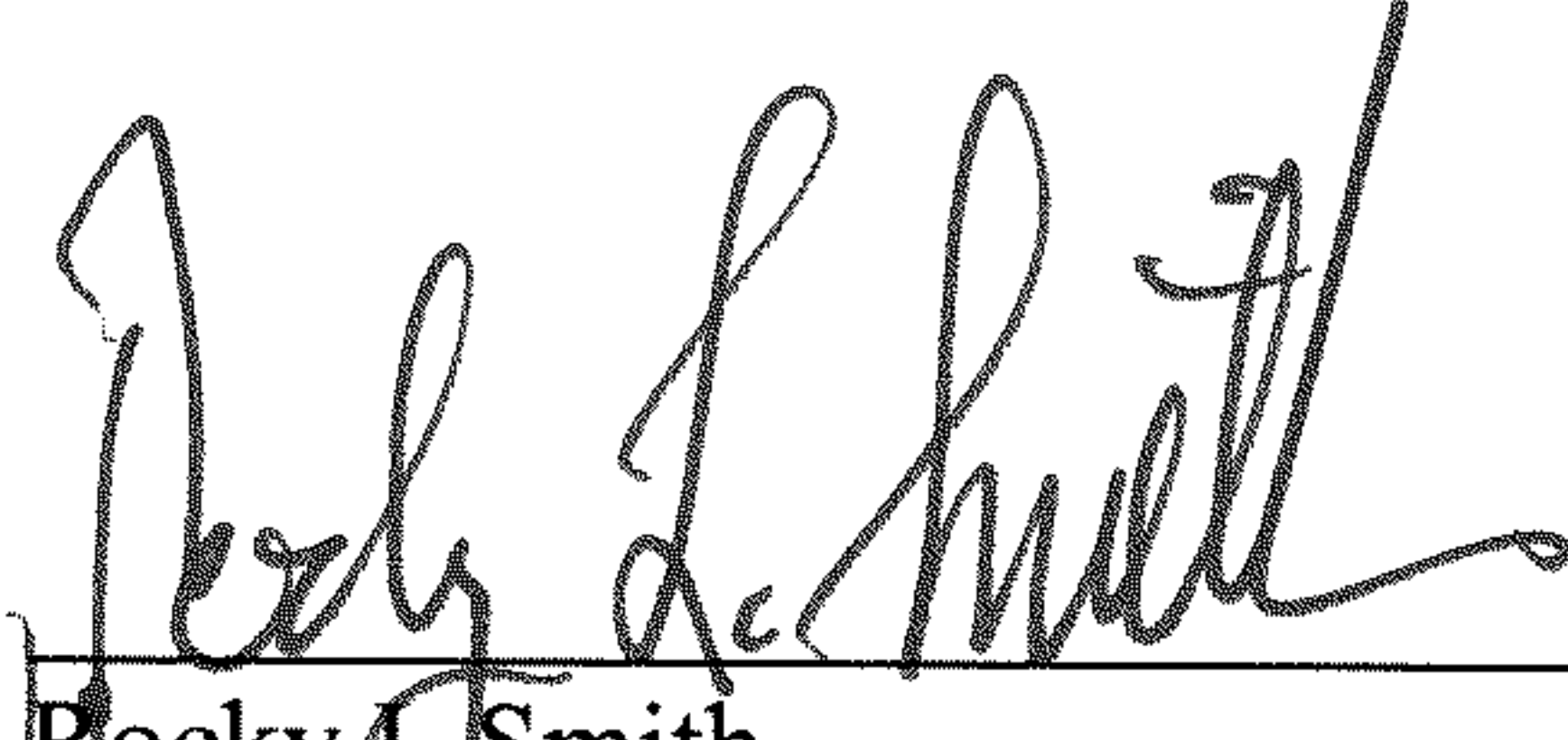

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restrictions(s) as shown on recorded map.
3. Restriction and covenants for Cahaba Oaks appearing of record in Inst. No. 1994-26703 as amended in Inst. No. 20060414000174330.
4. Right of way granted to Alabama Power Company recorded in Deed Book 1751 Page 298; Deed Book 175, Page 296; Deed Book 101, Page 525 and Deed Book 119, Page 318.
5. Utility easement granted by Moncus Properties as set out in Real Volume 147, Page 938.
6. Easement and Right-of-way granted to Alabama Power Company recorded in Inst. No. 1995-12818.
7. Cahaba Oaks Homeowners Association recorded In Inst. No. 1997-00381.
8. Title to all minerals within and underlying the premises. together with all mining rights and other rights, privileges and Immunities relating thereto, Including release of damages.

**\$1,140,000.00 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.

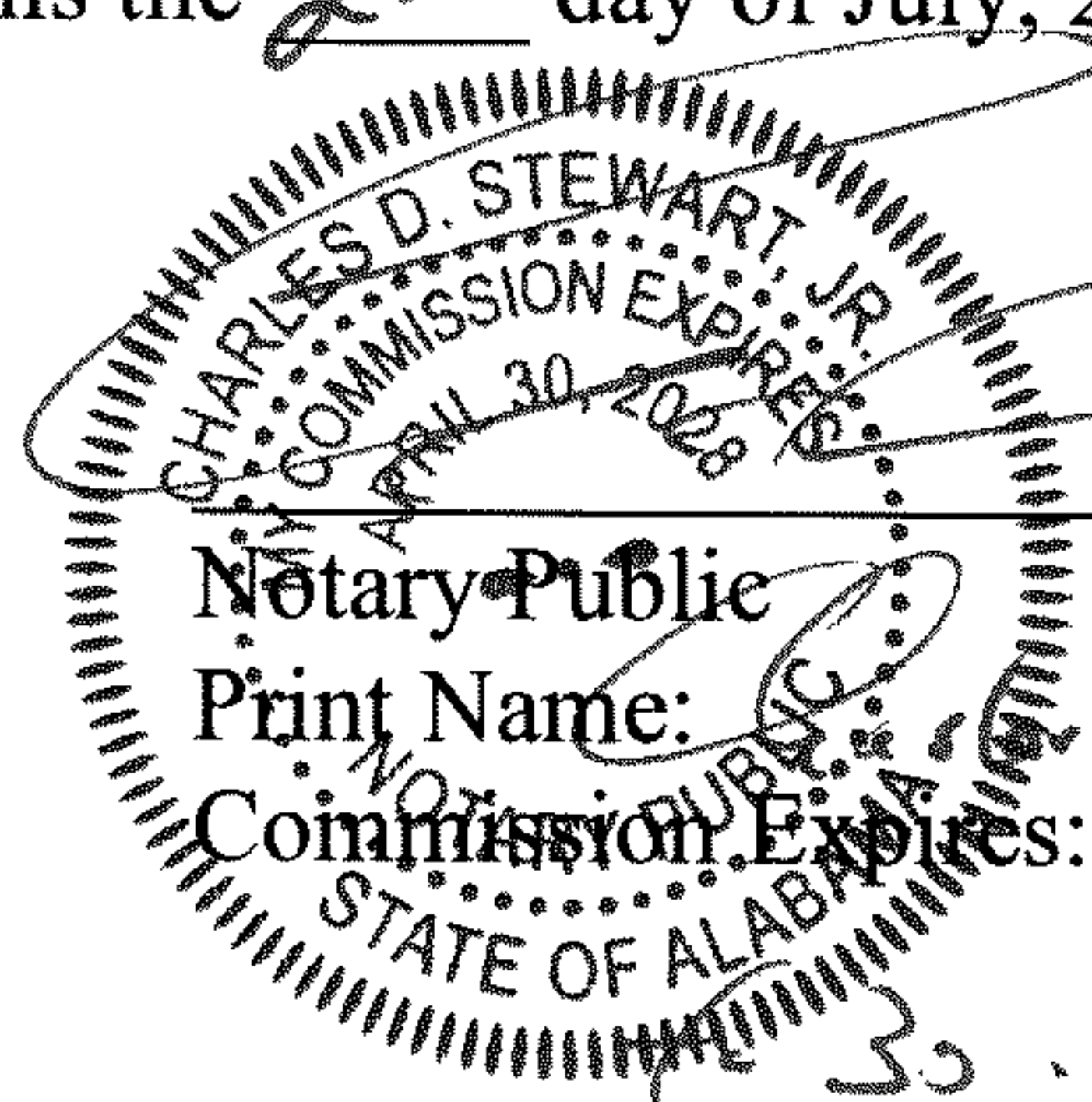
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22<sup>nd</sup> day of July, 2024.

  
\_\_\_\_\_  
Rocky L Smith  
  
\_\_\_\_\_  
Leslie D Smith

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rocky L Smith and Leslie D Smith 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 22<sup>nd</sup> day of July, 2024.

  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 30 . 28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/24/2024 09:41:32 AM  
\$1225.00 JOANN  
20240724000227300

*Allie S. Boyd*