

Send tax notice to:
Paul E Dixon, Jr.
2333 Brock Circle
Hoover, 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

2024263

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million and 00/100 Dollars (\$1,000,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Ann Prince Barrows as Trustee of the Ann Prince Barrows Living Trust dated July 14, 2000**, whose mailing address is: 235 Inverness Center Drive, Hoover AL 35226 (hereinafter referred to as "Grantor") by **Paul E Dixon, Jr. and Rebecca Kay Dixon** whose property address is: **2333 Brock Circle, Hoover, 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 56, according to the Survey of Brock Point Phase 1B, as recorded in Map Book 47, Page 43, 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 due and payable until October 1, 2024.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Brock Point Phase 1 B, as recorded in Map Book 47, page 43, in the Probate Office of Shelby County, Alabama.
3. Sanitary Sewer easement recorded in Inst. No. 2016-33045 and Inst. No. 2016-39397.
4. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23.
5. Amended and Restates Restrictive Covenants between Dantract, Inc., Daniel Oak Mountain limited partnership, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852 as amended in Misc. Book 15, Page 840.
6. Covenant and agreement for Water Service as recorded in Real 235, Page 574.
7. Restrictions appearing of record in Inst. No. 2017-19952 and Inst. No. 2017-23878

\$0.00 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, the said Grantor, Ann Prince Barrows Living Trust by Ann Prince Barrows, its Trustee, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15th day of August, 2024.

Ann Prince Barrows Living Trust

Ann Prince Barrows Trustee
BY: Ann Prince Barrows, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann Prince Barrows, whose name as Trustee of the Ann Prince Barrows Living Trust, 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 and with full authority, she executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 15th day of August, 2024.

[Signature]
Notary Public
Print Name: *Charles D. Stewart Jr*
Commission Expires: *4.3.28*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2024 11:09:12 AM
\$1025.00 JOANN
20240816000256280

Alli S. Bayl