

Send tax notice to:
Andrew G Chinnock
4720 Eagle Wood Court
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

2024317

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Sixty-Nine Thousand and 00/100 Dollars (\$669,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Tommy A Watkins and Jessica Watkins, husband and wife,** whose mailing address is 2000 Hickory Rd, Vestavia Hills, AL 35216 (hereinafter referred to as "Grantors") by **Andrew G Chinnock and Sara H Chinnock** whose property address is: **4720 Eagle Wood Court, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 Eagle Point, First Sector, Phase 1, as recorded in Map Book 14, page 114, in the Probate Office of Shelby County, Alabama. Less and Except Part of Lot 21, Eagle Point, First Sector, Phase 1, as recorded in Map Book 14 page 114, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: From an existing Weygand iron rebar being the locally accepted SW corner of said Lot 21, run in an Easterly direction along the South line of said Lot 21 for a distance of 244.40 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the left of 90 deg. and run in a Northerly direction for a distance of 19.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 90 deg. 30 min. 13 sec. and run in an Easterly direction for a distance of 99.42 feet to an existing iron rebar set by Weygand and being on the south line of said Lot 21; thence turn an angle to the right of 165 deg 30 min. 38 sec. and run in a Southwesterly direction along the South line of said Lot 21 for a distance of 75.0 feet; thence turn an angle to the right of 13 deg 59 min. 15 sec. and run in a Westerly direction along the South line of said Lot 21 for a distance of 26.63 feet, more or less, to the point of beginning.

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. Right of way granted to Alabama Power Company as set forth in Deed Book 111, page 408, in the Probate Office.
3. Restrictions, covenants and conditions set out in Inst. No. 1996-33773; Real 329, page 434, and Real 350, page 775, and any amendments thereto.
4. By-Laws of Eagle Point Homeowners Association as recorded in Inst. No. 1996-33773, in the Probate Office.
5. Riparian and other rights created by the fact that subject property lies adjacent to a lake.
6. 35 foot building setback line as shown on recorded plat.

\$535,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 27th day of September, 2024.

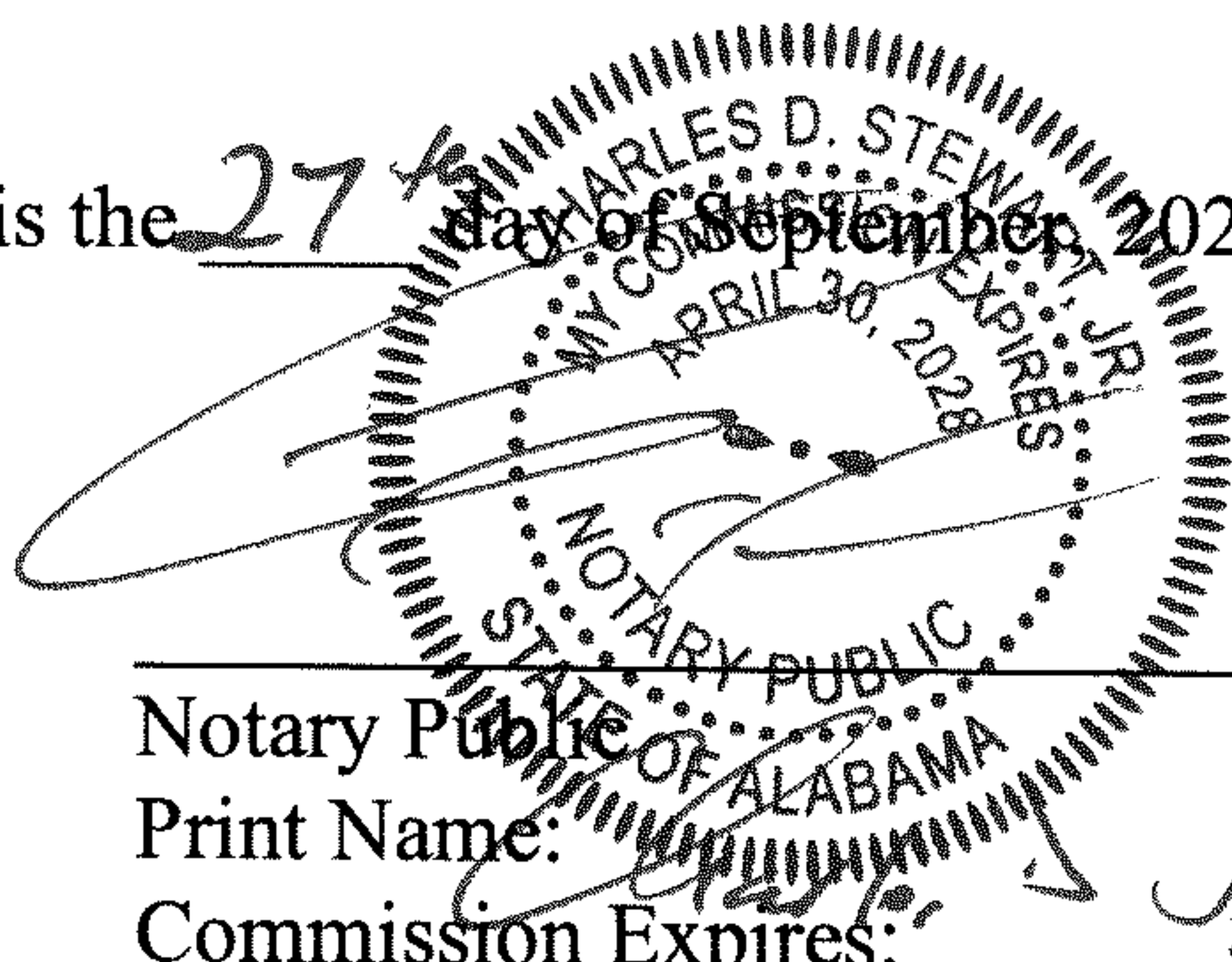

Tommy A. Watkins

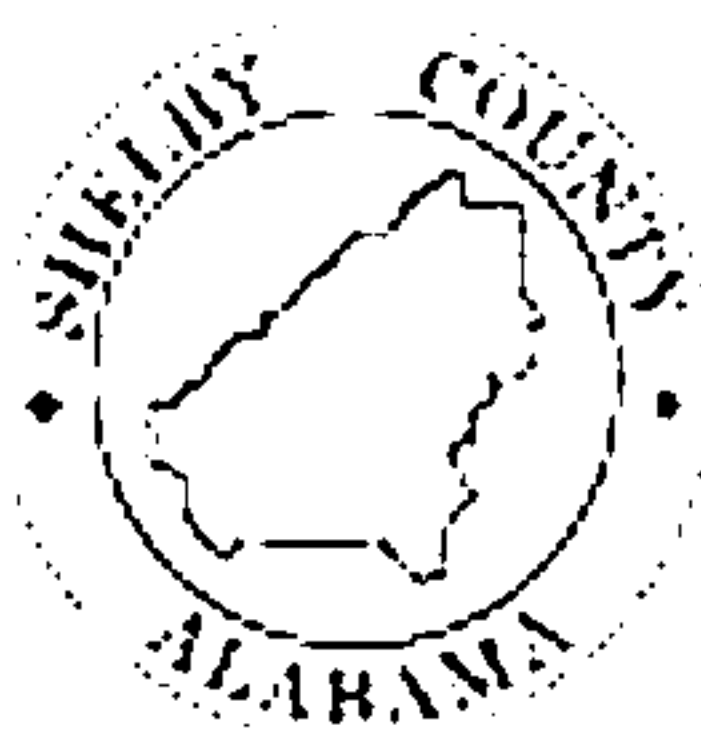

Jessica Watkins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy A Watkins and Jessica Watkins whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of September, 2024.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4 30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2024 12:18:27 PM
\$159.00 CHARITY
20240930000304440

