

Send tax notice to:
Jerod Sinclair
120 Connemara Trail
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

2024303

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Million Six Hundred Forty-Five Thousand and 00/100 Dollars (\$2,645,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Clifton Rutledge and Christy Rutledge, husband and wife**, whose mailing address is 12052 Chualkill Downs, Etna Springs, AL 35244 (hereinafter referred to as "Grantors") by **Jerod Sinclair and Allison A Sinclair** whose property address is: **120 Connemara Trail, 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 40A, according to the Stonegate Realty-Resurvey of Lots 40 and 41A, as recorded in Map Book 33, page 85, in the Office of the Judge of Probate 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 map recorded in Map Book 33, page 85, in the Probate Office.
3. Restrictions, covenants and conditions set out in instrument recorded in Instrument #2001-5954; amended and restated in Instrument #2001-12016; Instrument #2001-5954; Instrument #2001-12016 and Instrument #2003-11166 and any amendments thereto, in the Probate Office.
4. Articles of Incorporation of Stonegate Farms Property Owners Association, Inc. recorded in Instrument #2001-5955, together with all rules and regulations promulgated pursuant thereto, or which may be imposed from time to time by the Association.
5. Easement to Alabama Power Company recorded in Deed Book 176, page 381; Deed Book 185, page 475; Real 15, page 899; Deed Book 148, page 18; Deed Book 182 page 326; Deed Book 184, page 172; Deed Book 138, page 307; Deed Book 310, page 991; Deed Book 242, page 146; Deed Book 180, page 35 and Instrument #20050802000388980, in the Probate Office.
6. Agreement as set out in Instrument #1993-8112 in the Probate Office.
7. Terms and Conditions, Reservations and Restrictions contained in Instrument #1993-8110, in the Probate Office.
8. Easement and use restrictions agreement recorded in Instrument #2001-02969, in the Probate Office.

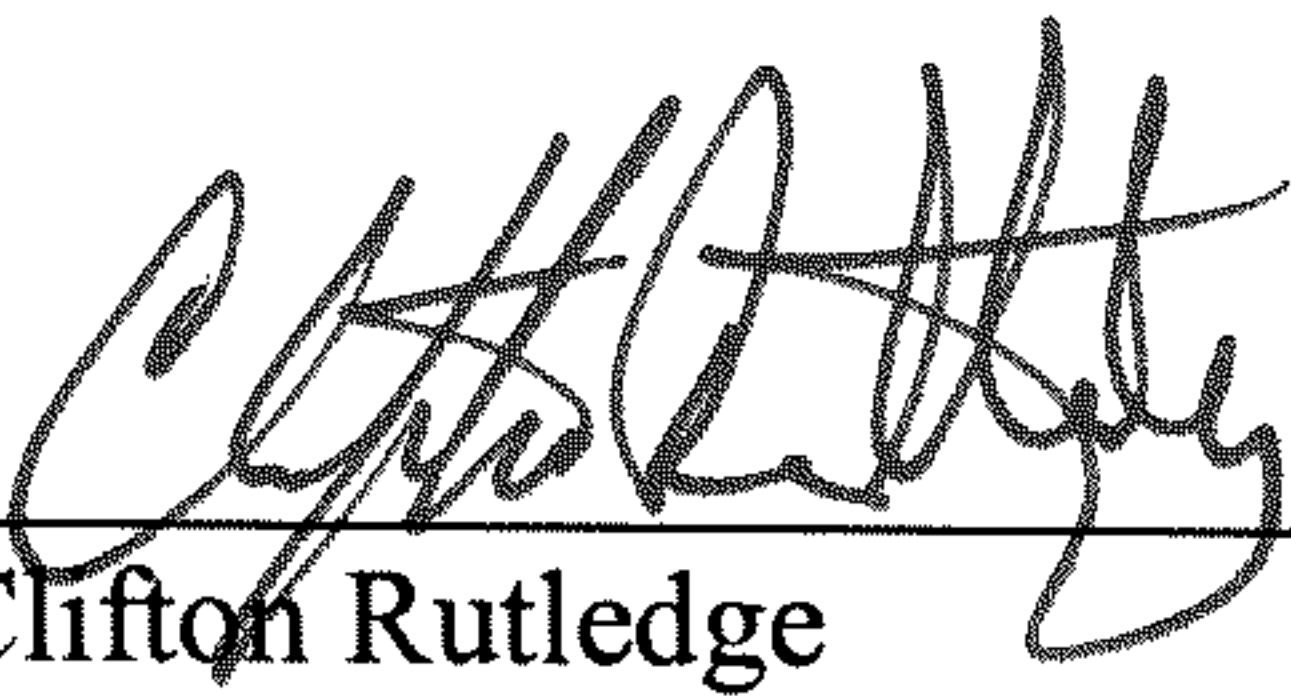
- 9. Option Agreement recorded in Instrument #2001-02970, in the Probate Office.
- 10. Release of damages, restrictions, modification, covenants, conditions, rights, privileges, immunities, as recorded in Instrument #2001-44913 and Instrument #20040625000349250 in the Probate Office.
- 11. Right of way granted to Water Works and Sewer Board of the City of Birmingham recorded in Instrument #20020718000335510 in the Probate Office.
- 12. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company recorded in Instrument #20021119000577440 in the Probate Office.
- 13. Easement to Alabama Power Company recorded in Instrument No. 2021020800006520 in the Probate Office.

\$1,645,000.00 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 27 day of September, 2024.



 Clifton Rutledge

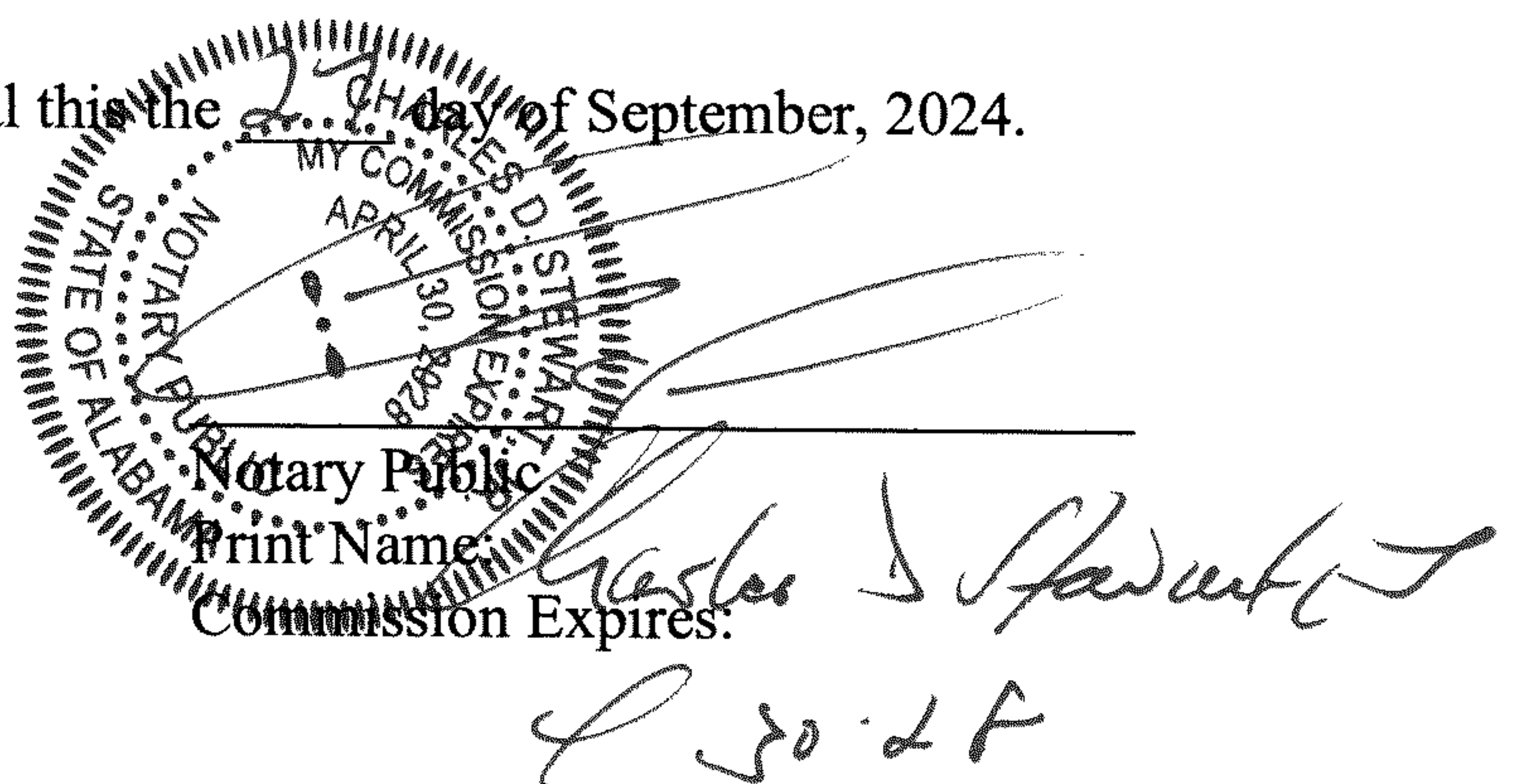


 Christy Rutledge

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifton Rutledge and Christy Rutledge 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 27 day of September, 2024.


 Notary Public

 Notary Public
 Commission Expires: APRIL 30, 2028
 Print Name: Stewart J. Stewart
 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 12:26:16 PM
 \$1025.00 CHARITY
 20240930000304470

Allie S. Bayl