

Send tax notice to:
Jessie H Townsend
3041 Adley 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

2025239

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Thirty-Two Thousand Two Hundred Fifty and 00/100 Dollars (\$832,250.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Glyn Agnew and Annette Agnew, husband and wife**, whose mailing address is P.O. Box 2462, Daphne AL 36526 (hereinafter referred to as "Grantors") by **Jessie H Townsend and Patricia R Townsend** whose property address is: **3041 Adley Circle, Hoover, 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 1229A, according to the Survey of Blackridge, Phase 2, Resurvey No. 1, as recoded in Map Book 51, page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

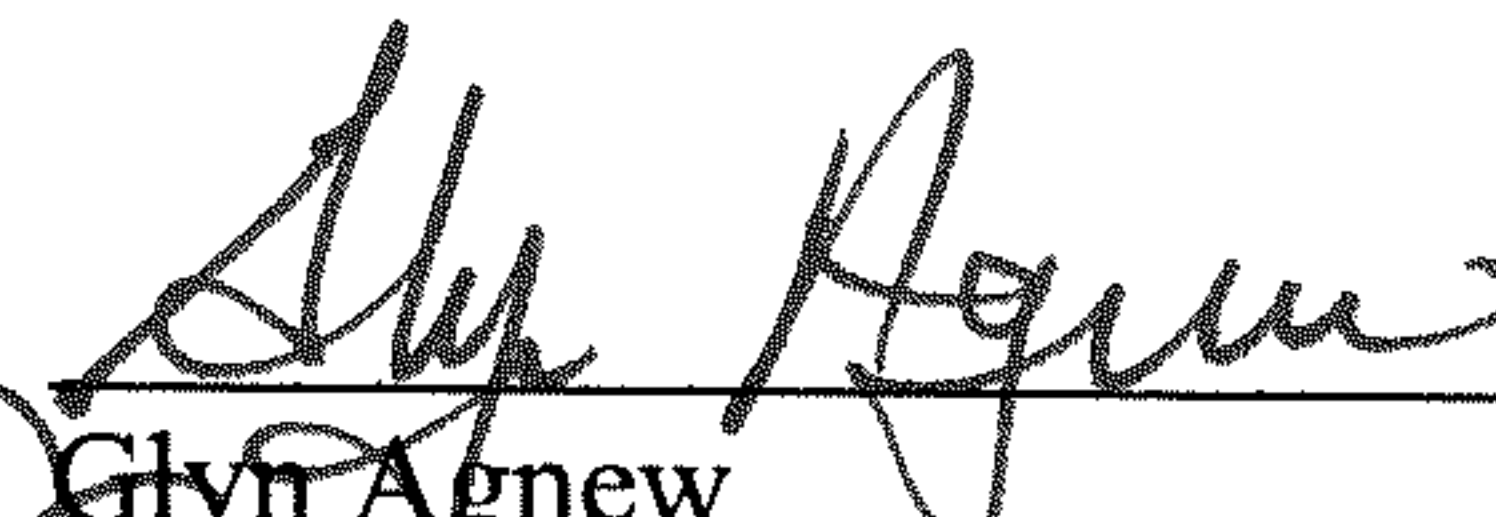
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easements, building line and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171204000433480; First Amendment recorded in Instrument No. 20171204000433490; Second Amendment recorded in Instrument No. 20171219000452060; Third Amendment recorded in Instrument No. 20180926000344020; Fourth Amendment recorded in Instrument No.
5. 20180926000344030 and Fifth Amendment recorded in Instrument No. 20191023000390520.
6. Certificate of Blackridge Residential Association, Inc. recorded in Instrument No. 20171204000433500.
7. Less and except any part of subject property lying within any lake.
8. Less and except any part of subject property lying within Cahaba River.
9. Riparian rights associated with the Lake under applicable State and/or Federal law.
10. Riparian rights associated with the Cahaba River under applicable State and/or Federal law.
11. Reservations, provisions, exceptions and conditions and rights set out in Real 112 Page 876 and corrected by Real 328, as Page 1, and as set forth in that certain Deferred Interest Agreement of record in Real Book 247, Page 599 and amended in Real Book 247, Page 636.
12. Easement reservation as set out in Instrument No. 1994-3931.
13. Telecommunication Cable Easement by Court Order as recorded in Instrument No. 2012021700059230 and Instrument No. 2012021300053280.

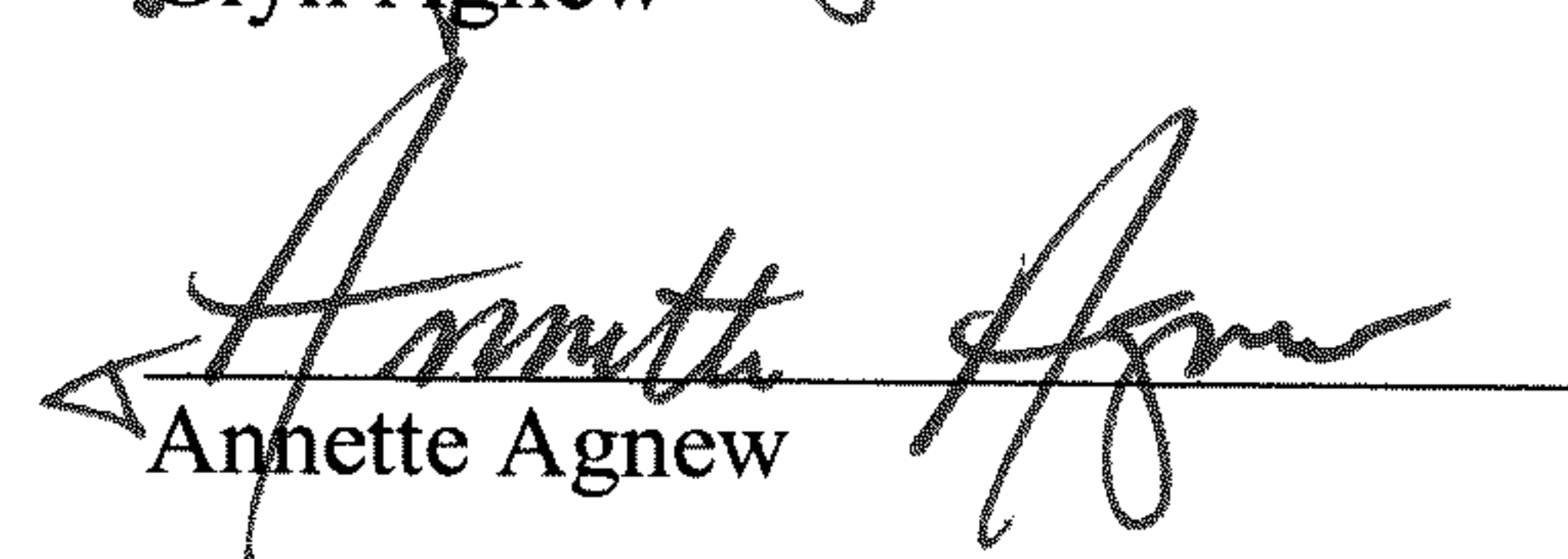
14. Grant of easement to Alabama Power Company as recorded in Instrument No. 20151006000350460, Instrument No. 20151006000324070 and Instrument No. 20190614000210790.
15. Assignment of Easement Rights by Riverwoods Holdings, LLC to Blackridge Partners, LLC as recorded in Instrument No. 20151230000443770.
16. Covenants, conditions, easements, restrictions, prohibitions and requirements contained in Declaration of Restrictive Covenants by and between Blackridge Partners, LLC and the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act as recorded in Instrument No. 2016-248830 and recorded map relating thereto as recorded in Instrument No. 2016-248840.
17. Right of Way Agreement granted to The Water Works Board of the City of Birmingham as recorded in Instrument No. 20170918000338670.
18. Telecommunication cable easement in favor of Sprint Communications Company, et al., by Court Order recorded in Instrument No. 2012021300053280 and recorded in Instrument No. 2012021700059230.
19. Assignment of Easement Rights by Riverwood Holdings, LLC, an Alabama limited liability company, in favor of Blackridge Partners, LLC, an Alabama limited liability company, recorded in Instrument No. 20151230000443770.
20. Right of Way Agreement in favor of The Water Works Board of the City of Birmingham for water pipeline purposes recorded in Instrument No. 20170918000338670.
21. Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company recorded in Instrument No. 20180316000088230 and Instrument No. 20190614000210790.

TO HAVE AND TO HOLD unto the Grantee, its 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 10 day of July, 2025.

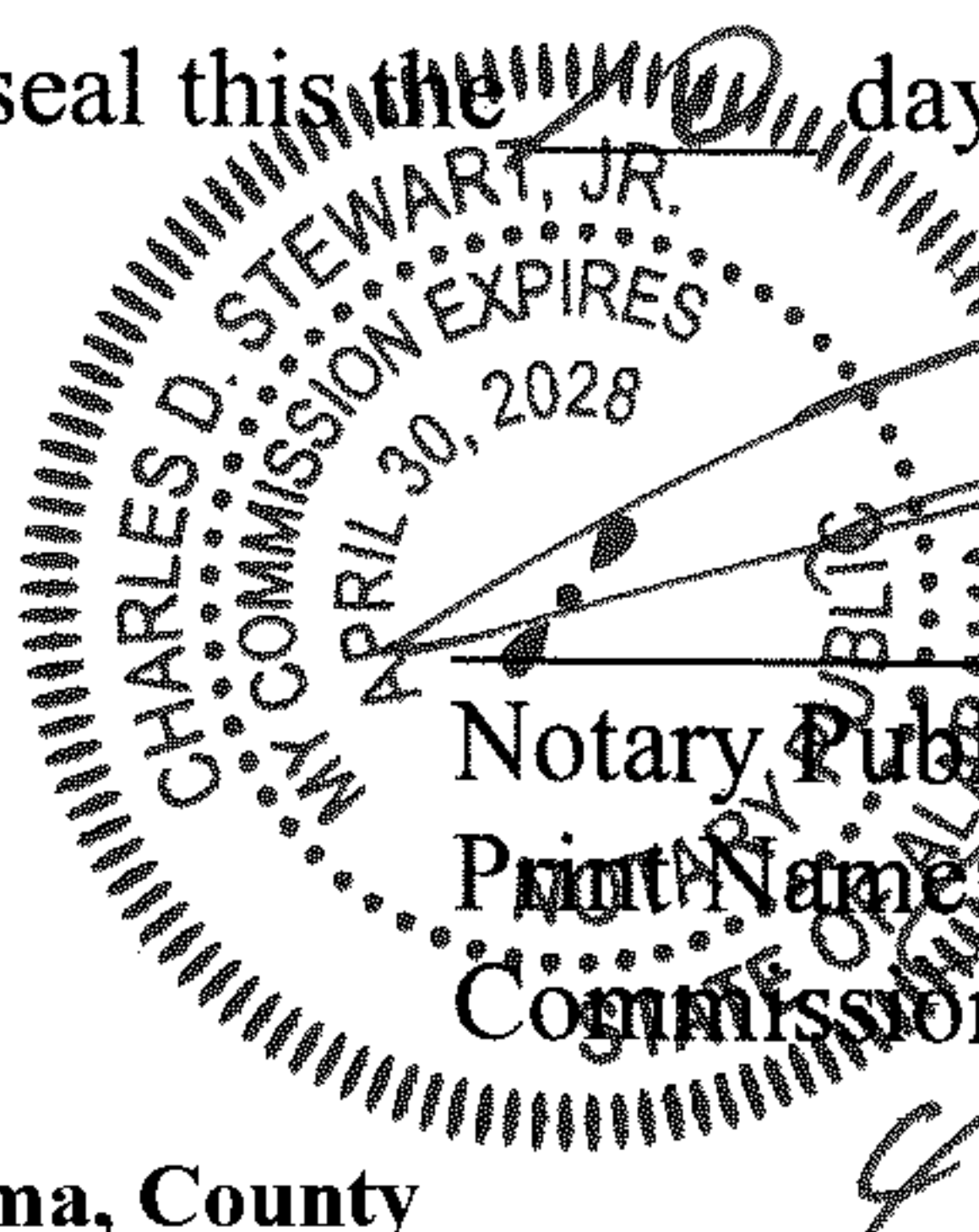

Glyn Agnew

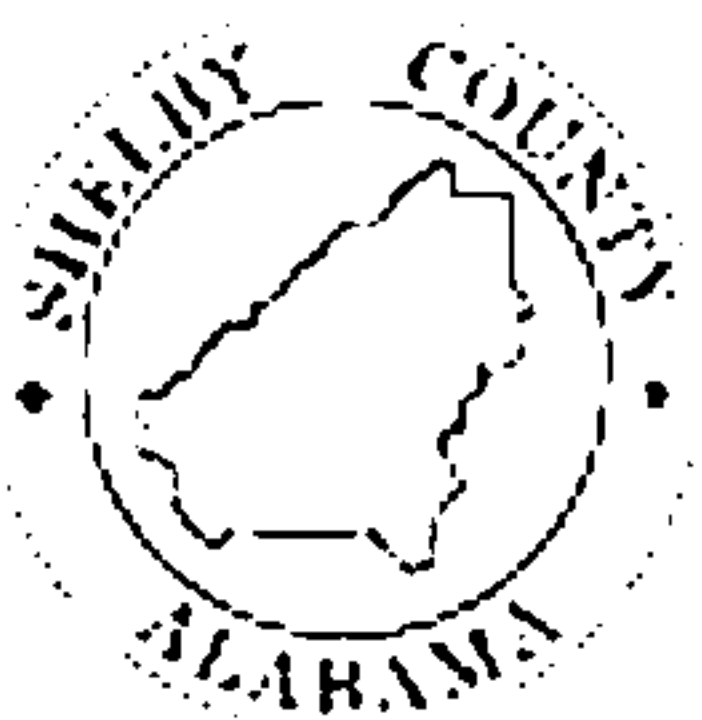

Annette Agnew

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glyn Agnew and Annette Agnew 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 10 day of July, 2025.


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
07/11/2025 12:14:09 PM
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Allen S. Bayl