

Send tax notice to:
Stephen Mark Singletary
7 Troon
Shoal Creek, 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
Shelby COUNTY

2025221

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million One Hundred Twenty-Five Thousand and 00/100 Dollars (\$1,125,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Clay Steed and Lyndsay Harbour Steed, husband and wife** whose mailing address is: 100 Hallman Hill Road, Homewood, AL 35209 (hereinafter referred to as "Grantors") by **Stephen Mark Singletary and Elizabeth G Singletary** whose property address is: **7 Troon, Shoal Creek, 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 H-4, according to the Map of The Hamlets at Shoal Creek, Phase 2, being a Resubdivision of Lot 28A of Shoal Creek and a part of the Common Area of The Hamlets at Shoal Creek, Phase 1, as recorded in Map Book 48, Page 50, 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 129, Page 294 and Book 129 at page 395, in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Co. as recorded in Book 318 at page 588, Book 308 at page 651 and Book 133 at page 599, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way to South Central Bell as recorded in Book 356 at page 420 and Book 306 at page 242 and Book 306, Page 244, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 19 at page 861, Book 23 at page 564, Book 23 at page 567 and Book 370 at page 938; Instrument No. 20091016000392120 and Instrument No. 20150505000147980, in the Probate Office of Shelby County, Alabama.
6. Right of way to Water Works Board of Birmingham as recorded in Book 301 at page 298, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of way to Alabama Power Company as recorded in Volume 106, Page 516; Volume 308, Page 651; Volume 318, Page 621; Volume 318, Page 588; Volume 318, Page 611; Real 318, Page 588; Book 352, Page 594; Book 142, Page 178; Real 133, Page 599; Instrument No. 20161229000472830 and Instrument No. 20161229000472610 in the Office of the Judge of Probate of Shelby County, Alabama.
8. Right of way to Shelby County as recorded in Book 196 at page 223, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 356, Page 420, in the Probate Office of Shelby County, Alabama.

- 10. Agreement with Alabama Power Company as recorded in Misc. 21, Page 855; Misc 26 at page 746 and Misc 26 at page 848, in the Office of the Judge of Probate of Shelby County, Alabama.
- 11. Restrictions regarding Alabama Power Company as recorded in Real 298, Page 889, in the Probate Office of Shelby County, Alabama.
- 12. Terms and conditions as set forth in the Articles of Incorporation of Shoal Creek Association, Inc. as recorded in Real Volume 19, Page 861; Instrument No. 20091223000468240 and Instrument No. 20091223000468250, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
- 13. Easements and restrictions as set out in Map Book 32, Page 16, in the Probate Office of Shelby County, Alabama.
- 14. Declaration of Easement as set forth in Instrument No. 20040628000351100, in the Probate Office of Shelby County, Alabama.
- 15. Easements and building lines as shown on recorded map.
- 16. Restrictions as set out on recorded plat.
- 17. Notes as set out per recorded plat.

\$555,000.00 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 6th day of August, 2025.

[Handwritten Signature]

 Clay Steed
[Handwritten Signature]

 Lyndsay Harbour Steed
 By Clay Steed, her Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clay Steed and Clay Steed as Attorney in Fact for Lyndsay Harbour Steed 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 6th day of August, 2025.

[Handwritten Signature]

 Notary Public
 Print Name
 Commission Expires
[Handwritten Signature]



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2025 12:41:17 PM
 \$595.00 BRITTANI
 20250807000241110

[Handwritten Signature]