

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20251010000313640
10/10/2025 01:25:41 PM
DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

5 Country Hills Drive

Montevallo, AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 (330,000.00) and other valuable considerations to the undersigned GRANTOR(S), **COLTON LOVETT and MADISON LOVETT, husband and wife**, in hand paid by the GRANTEE(S), **TIMOTHY J. FARISH, JR**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

LOT 11, ACCORDING TO THE SURVEY OF COUNTRY HILLS SUBDIVISION, PHASE ONE, AS RECORDED IN MAP BOOK 11, PAGE 41 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20200805000334040.

Building setback lines, easements and restrictions as shown on the plat or survey of Country Hills Subdivision, Phase One recorded in Map Book 11, Page 41 in the Office of the Judge of Probate of Shelby County.

Covenants and Restrictions for Country Hills Subdivision recorded in Book 170 Page 805 in the Office of the Judge of Probate of Shelby County.

Covenants and Restrictions for Country Hills Subdivision and Country Hills Homeowners Association recorded as instrument 1996-15218 in the Office of the Judge of Probate of Shelby County.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: \$313,500.00 of the purchase price was obtained by a Purchase Money Mortgage.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a

