

Send tax notice to:
William Jackson
708 Meadow Ridge 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

2025316

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Robert Hataway and Connie Hataway, husband and wife,** whose mailing address is 100 Linden Lane Birmingham AL 35242 (hereinafter referred to as "Grantors") by **William Jackson and Melissa Jackson** whose property address is: **708 Meadow Ridge 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 3, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, page 110, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Building setback lines, public utility easements and rights of way as shown on recorded plat.
3. 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, recorded in Volume 66, page 34; Volume 32, page 48 and Volume 28, page 581, in the Probate Office.
4. Restrictions, covenants and conditions as set out in Real Volume 23, page 621; Real Volume 121, page 931; Real Volume 216, page 538 and Instrument No. 1997-39685, in the Probate Office.
5. Right of way to Alabama Power Company as recorded in Real 75, page 649, and Real Volume 171, page 714, in the Probate Office.
6. Restrictions, Covenants and Easement with Alabama Power Company as recorded in Instrument No. 1999-12014 in the Probate Office.
7. Shared driveway easement and maintenance agreement as recorded in Instrument No. 20130815000333140 in the Probate Office.
8. Declaration of Vacation of Joint Use Easement as recorded in Instrument No. 20131205000471040 and resolution record in Instrument No. 20140205000032860 in the Probate Office.

\$475,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

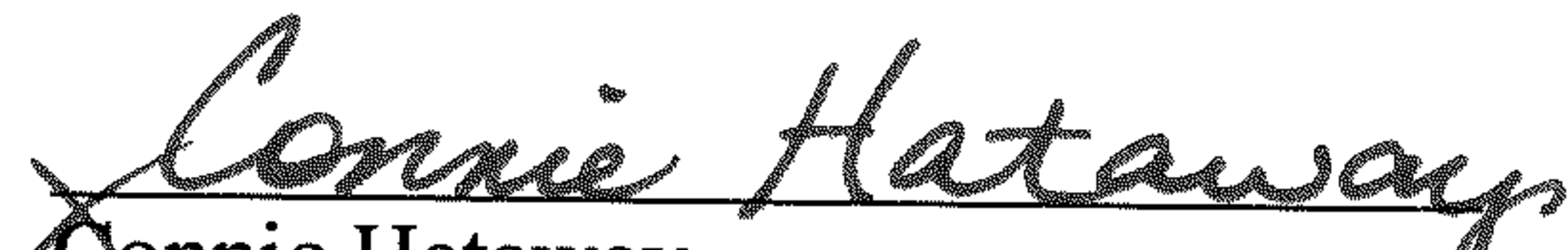
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The 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 22 day of October, 2025.



Robert Hataway

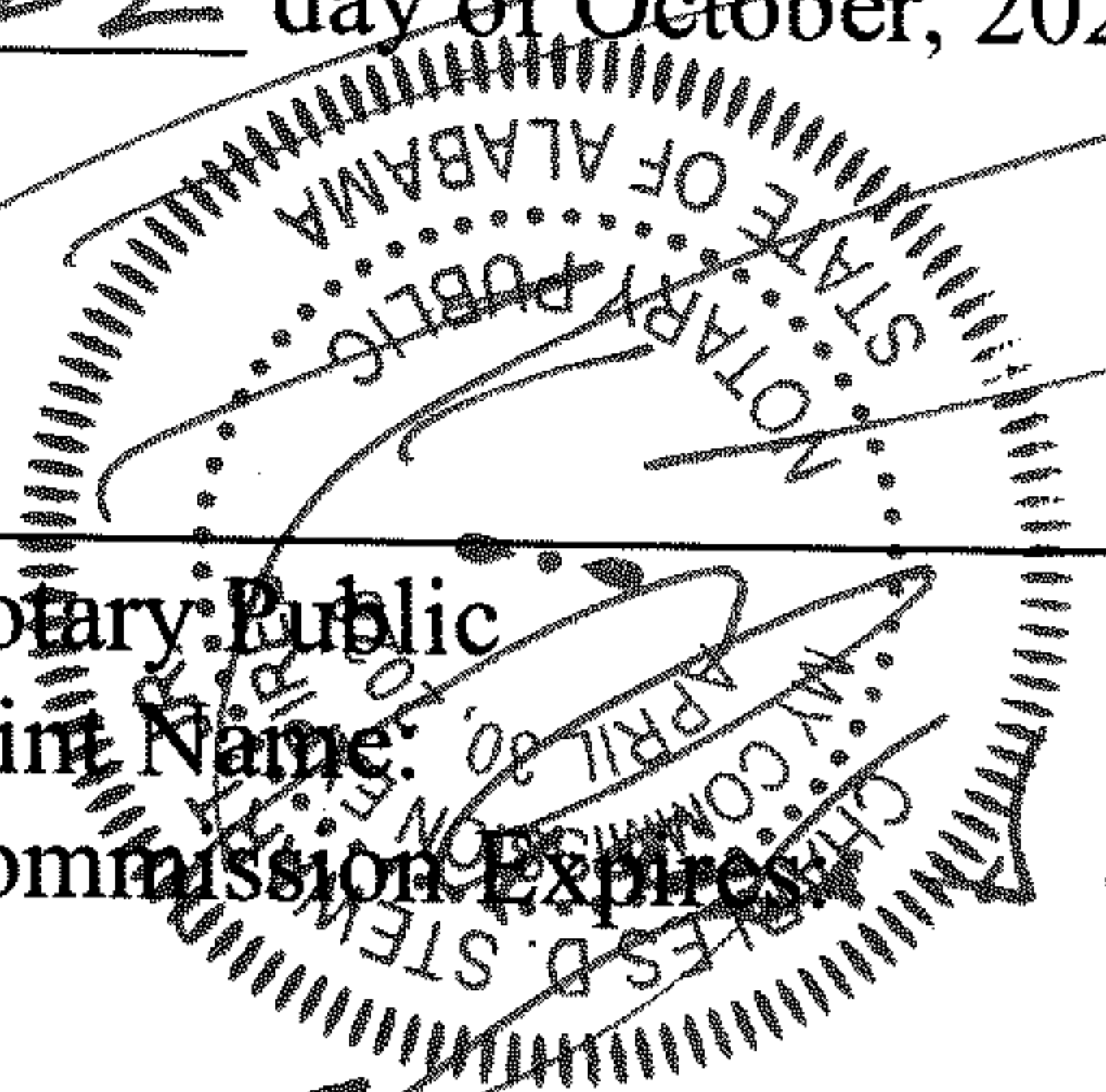


Connie Hataway

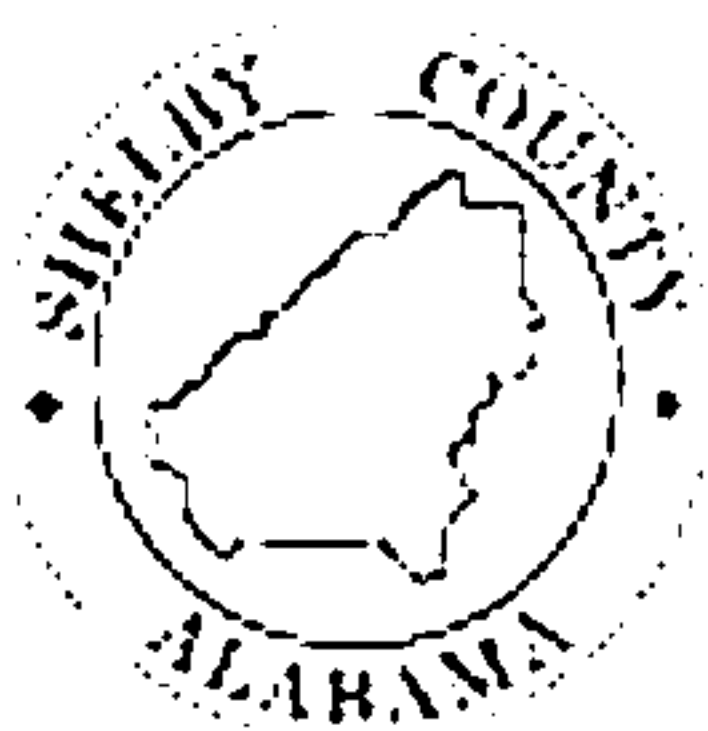
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Hataway and Connie Hataway 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 22 day of October, 2025.



Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2025 10:04:42 AM
\$50.00 JOANN
20251023000325030

