


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
BOND & HARKINS PROPERTIES, LLC
1052 GREYSTONE COVE DRIVE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED


20160328000098300 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
03/28/2016 10:45:24 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND AND NO/100 DOLLARS (\$137,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, DANIEL WAYNE ATCHISON AS TRUSTEE OF THE MARGARET LUCILLE ATCHISON FAMILY TRUST, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto BOND & HARKINS PROPERTIES, LLC, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 85, according to the Survey of Final Plat, High Ridge Village Phase 4, as recorded in Map Book 29, Page 83, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2016, which are a lien but not yet due and payable until October 1, 2016.
2. Easement(s), building line(s) and restriction(s) 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.
4. Right-of-way granted to Bell South Telephone Company recorded in Inst. No. 2006-53649.
5. Restrictions appearing of record in Inst. No. 2004-12726.

\$111,200.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24TH day of MARCH, 2016.

DANIEL WAYNE ATCHISON AS TRUSTEE OF
THE MARGARET LUCILLE ATCHISON FAMILY
TRUST

BY: 
AS: TRUSTEE

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL WAYNE ATCHISON AS TRUSTEE OF THE MARGARET LUCILLE ATCHISON FAMILY TRUST is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such Trustee and with full authority, has executed the same voluntarily on the day the same bears date on behalf of THE MARGARET LUCILLE ATCHISON FAMILY TRUST.

Given under my hand and official seal this 24TH day of MARCH, 2016.



Notary Public

My Commission Expires: 10/31/2019



20160328000098300 2/3 \$46.00
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Grantor's Name:
DANIEL WAYNE ATCHISON AS TRUSTEE OF THE
MARGARET LUCILLE ATCHISON FAMILY TRUST

Mailing Address:
816 COLONIAL DRIVE
ALABASTER, ALABAMA 35007

Property Address:
117 High Ridge Trace
Pelham, AL 35124


☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
BOND & HARKINS PROPERTIES, LLC

Mailing Address:
1052 GREYSTONE COVE DRIVE
BIRMINGHAM, ALABAMA 35242

Date of Sale: MARCH 24TH, 2016
Total Purchase Price: \$137,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20160328000098300 3/3 \$46.00
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