This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr. Law Office of Jack R. Thompson, Jr. LLC 416 Yorkshire Drive Birmingham, AL 35209 Christy Jenkins 4348 Heritage View Drive Birmingham, AL 35242

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20190729000272110 07/29/2019 03:29:52 PM DEEDS 1/2

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

## KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Five Thousand Five Hundred and 00/100 Dollars** (\$305,500.00) the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Garrett S. Brown**, a single man, whose address is \( \frac{1005}{2005} \) \( \frac{1005}{2005} \

Lot 53, according to the Survey of Heritage Oaks, as recorded in Map Book 23, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$290,225.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the day of .2019.

Garrett S. Brown

STATE OF ALABAMA

JEFFERSON COUNTY

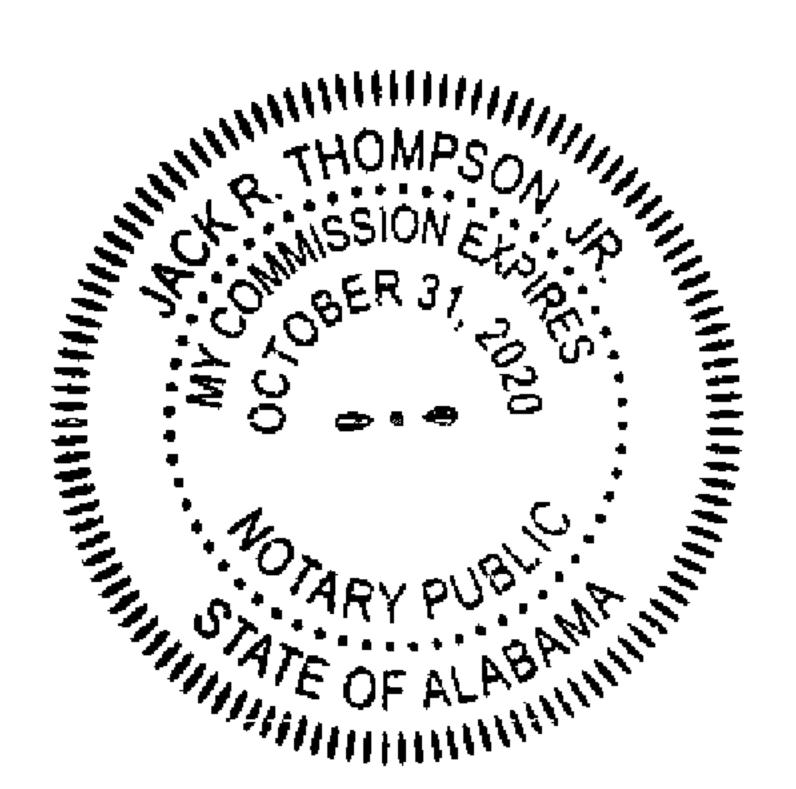
I, ACLA Sound in said state, hereby certify that Garrett S. Brown whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he,in his capacity as Personal Representative of the Estate of Fay P. Haney and with full authority, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 26 day of 10 10 10

My Commission Expires. 1 1 1 2 1

Notary Public

(SEAL)





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2019 03:29:52 PM
\$33.50 CHARITY

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