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Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

05/20/2020 12:26:17 PM  
DEEDS 1/1

Send Tax Notice To:  
Heritage Oak Properties, LLC  
2000 Huntley Pkwy  
Pelham, AL 35124

### GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Nine Thousand Dollars and No Cents (\$169,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Matthew Allan Jennings and Lisa R. W. Jennings, husband and wife, whose mailing address is:**

**161 Lake Terrace, Alabaster, AL 35007**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Heritage Oak Properties, LLC, whose mailing address is: 2000 Huntley Pkwy, Pelham, AL 35124**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **161 Lake Terrace, Alabaster, AL 35007** to-wit:

Lot 21, according to the Survey of Lake Terrace, as recorded in Map Book 19, Page 153, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

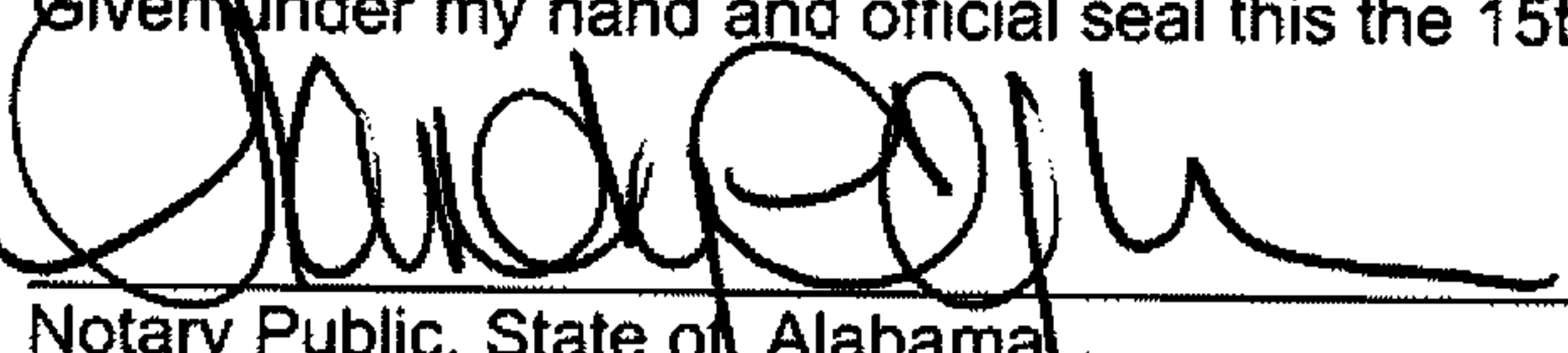
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 persons.

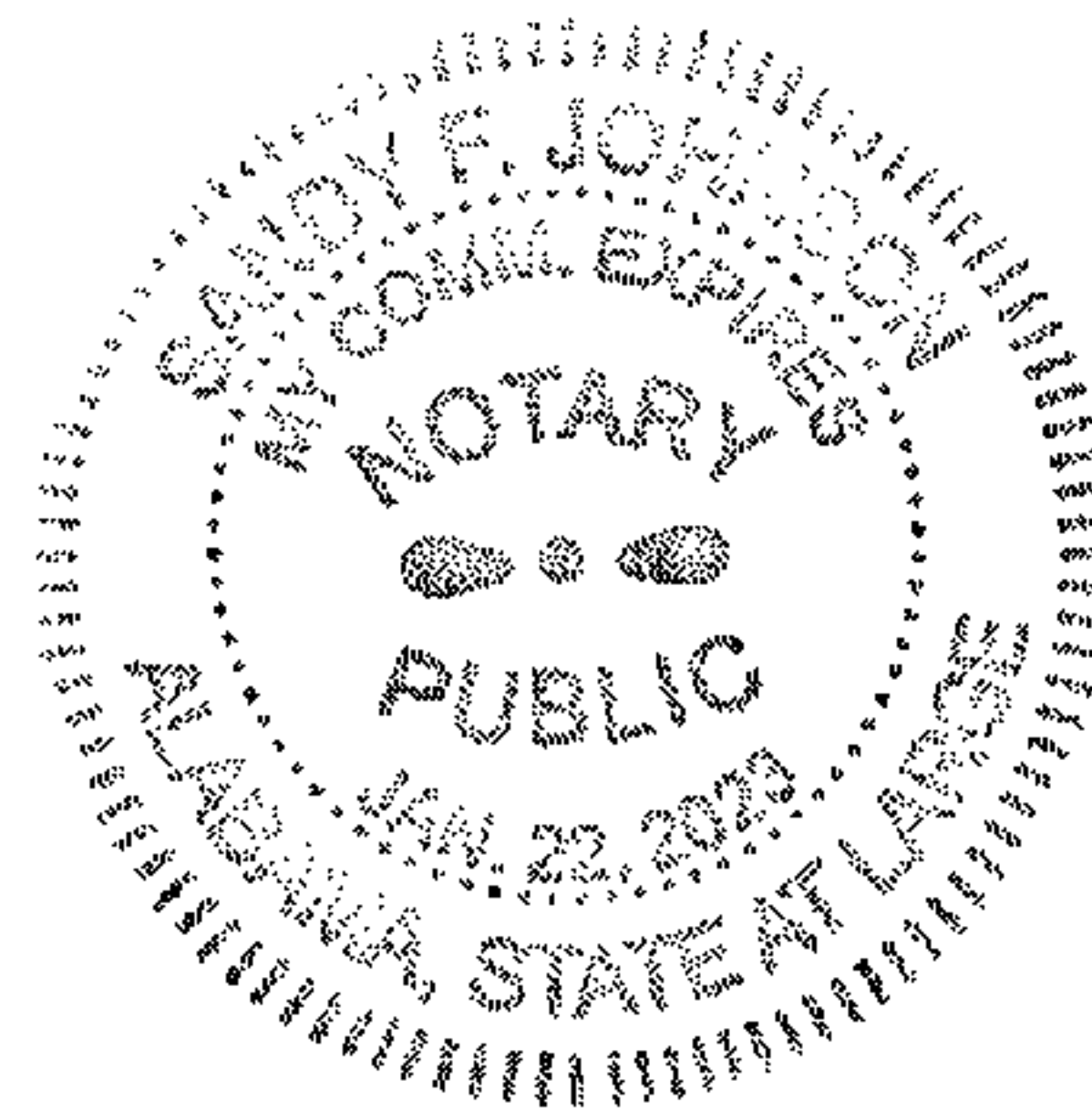
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 15th day of May, 2020.

  
Matthew Allan Jennings  
  
Lisa R. W. Jennings

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Matthew Allan Jennings and Lisa R. W. Jennings, 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 the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 15th day of May, 2020.

  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/20/2020 12:26:17 PM  
\$191.00 CHERRY  
20200520000201230

*Allie S. Bevil*