

20200811000344530
08/11/2020 03:18:27 PM
DEEDS 1/2

Send tax notice to:

Douglas O. Mims

1325 Willow Oaks Dr.
Wilsonville, AL 35186

CHL2000210

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kenneth H. Polk, a married man, acting by and through his Attorney-in-Fact, Lonnie E. Polk**, whose mailing address is: **10 Rock Ledge Road, Sterrett, AL 35147** (hereinafter referred to as "Grantor"), to **Douglas O. Mims** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Saunder's Bridge 1st Sector, as recorded in Map Book 38 Page 38 A through 38 D, in the Probate Office of Shelby County, Alabama.

**This property is not the homestead of the Grantor or Grantor's spouse.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$178,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Kenneth H. Polk**, who have authorized to execute this conveyance, have caused this conveyance to be executed on this the 6th day of August, 2020.

By Kenneth H. Polk
Lonnie E. Polk Attorney-in-Fact
by Lonnie E. Polk, Attorney-in-Fact for
Kenneth H. Polk

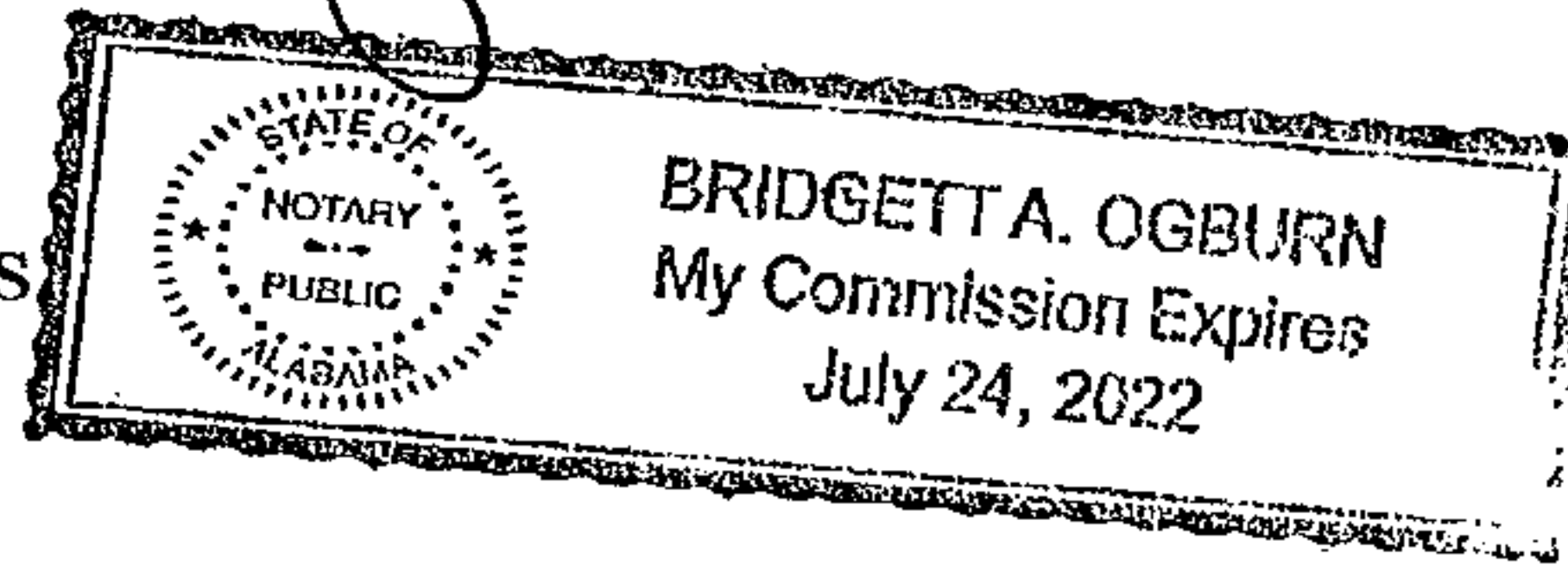
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lonnie E. Polk, whose name as Attorney-in-Fact for Kenneth H. Polk, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, she, individually and in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 6th day of August, 2020.

Bridgett A. Ogburn
Notary Public

Print Name:
Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2020 03:18:27 PM
\$235.00 JESSICA
20200811000344530

Allie S. Boyd