

Send tax notice to:

BOND AND HARKINS PROPERTIES, LLC

1052 GREYSTONE COVE DRIVE
BHAM 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

2020683

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Five Thousand Three Hundred and 00/100 Dollars (\$165,300.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **NICKOLAS D'ACCARDI and KELSEY RICH D'ACCARDI, husband and wife,** whose mailing address is: 1164 Woodbury Dr Sterrett, AL 35147 (hereinafter referred to as "Grantors") by **BOND AND HARKINS PROPERTIES, LLC** whose property address is: 1052 Greystone Cove Dr. Birmingham AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Buck Creek Landing, as recorded in the Map Book 20, Page 136, in the Probate Office of Shelby County, Alabama.

Kelsey Rich and Kelsey Rich D'Accardi are one and the same person.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
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. Restrictions appearing of record in Inst. No. 1996-6647.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of September, 2020.


NICKOLAS D'ACCARDI


KELSEY RICH D'ACCARDI

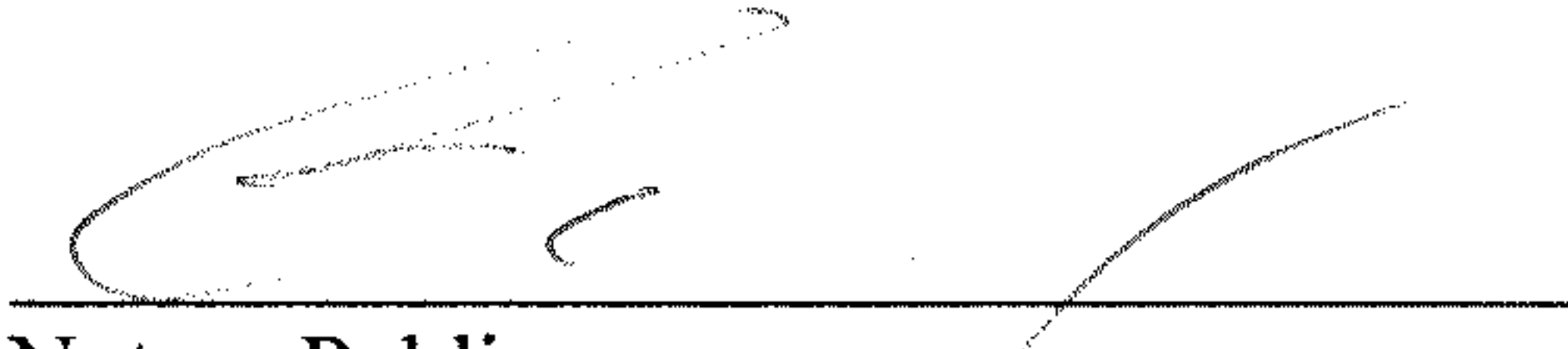
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NICKOLAS D'ACCARDI and KELSEY RICH D'ACCARDI whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of September, 2020.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2020 11:31:21 AM
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