

1/2 Assessed Value: 700,000.00

SEND TAX NOTICE TO:
Michael Rustin Harris and Tam Harris
2753 Blackridge Lane
Hoover, AL. 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **(\$10.00) TEN DOLLARS AND 00/100**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael Rustin Harris**, whose address is 2753 Blackridge Ln Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Michael Rustin Harris and Tam Harris**, whose address is , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Michael Rustin Harris, a married person, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2753 Blackridge Ln, Hoover, AL 35244 to-wit:**

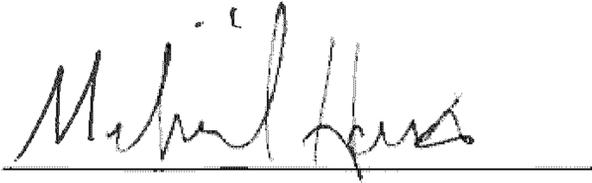
Lot 1049, according to the Survey of Blackridge Phase 1B, as recorded in Map Book 48, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$800,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of May, 2023.



Michael Rustin Harris

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Rustin Harris whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, 2023.



Notary Public

My Commission Expires:

BRITTANY BALL
Notary Public, Alabama State At Large
My Commission Expires Dec. 28, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/31/2023 10:46:28 AM
\$26.00 PAYGE
20230531000162140

Allie S. Bayl