

SEND TAX NOTICE TO:

Heather Briggs
142 Lake Davidson Ln
Helena, AL 35080

20150107000006680

01/07/2015 09:39:35 AM

DEEDS 1/2

_____[Space Above This Line for Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty-four Thousand and 00/100 Dollars (\$154,000.00)** which can be verified by the Sales Contract to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we **Carla Harrison, a married person. This does not constitute the homestead property of the Grantor of her spouse.** whose address is 235 Highland Dr. Port of Spain, LA 70808 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Heather Briggs,** whose address is 142 Lake Davidson Ln. Helena, AL 35080 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, property address is 142 Lake Davidson Lane, Helena, AL 35080 to wit:

Lot 26, according to the Survey of Old Town Helena, as recorded in Map Book 22, page 26, 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.

Note \$ 149,380.⁰⁰ of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

To Have and To Hold to the said grantee, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of the 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 administrator shall warranty and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Prepared by:

Jack R. Thompson, Jr. Esq.

3500 Colonnade Parkway, Ste 350

Birmingham, AL 35243

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of December, 2014

X Carla Harrison
CARLA HARRISON

STATE OF Alabama Jefferson County ss:

I, Dana Wright McGowin, a Notary Public in and for said county in said state, hereby certify that I, The Undersigned, a notary for said County and in said State, hereby certify that **CARLA HARRISON**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily and with full authority on the day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of December, 2014.

My Commission Expires: 03/05/17

Dana Wright McGowin
Notary Public
(SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/07/2015 09:39:35 AM
\$22.00 JESSICA
20150107000006680

James W. Fuhrmeister