

20150826000297410 1/1 \$25.00
Shelby Cnty Judge of Probate, AL
08/26/2015 03:00:55 PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Christopher M. Harmon
Angela G. Harmon
5455 Highway 49
Columbiana, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Kyle Bynum** and wife, **Casie Bynum**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Christopher M. Harmon and Angela G. Harmon** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land located in the Southwest ¼, Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest ¼ of the Southwest 1/4, Section 18, Township 20 South, Range 1 East; thence run East along the North boundary of said ¼ ¼ section for 61.24 feet to the point of beginning; thence turn 27°33'34" left for 141.74 feet to the Southwest right of way line of Shelby County Highway #49; thence turn 90°54'58" right and run along said road right of way for 298.37 feet; thence turn 116°28' right and run west for 326.48 feet; thence turn 91°51' right and run along the West boundary line of Section 18, for 110.81 feet; thence turn 33°26'43" right for 111.06 feet to the point of beginning. Situated in Shelby County, Alabama.


\$201,400.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

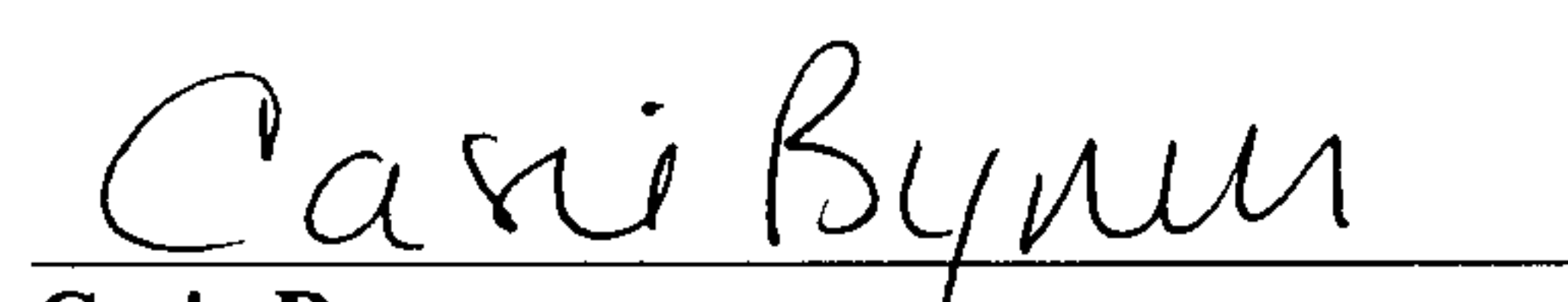
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, we have hereunto set our hands and seals, this August 7, 2015.



Kyle Bynum



Casie Bynum

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Kyle Bynum and wife, Casie Bynum whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 7, 2015.

My Commission Expires: 7/26/16
Grantor's Address:
2053 Chelsea Park Bend
Chelsea, AL 35043
Property Address:
5455 Highway 49
Columbiana, AL 35051



Notary Public

Shelby County, AL 08/26/2015
State of Alabama
Deed Tax: \$11.00

