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11/20/2015 01:06:03 PM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY
WITHOUT THE BENEFIT OF A SURVEY,
OR A TITLE SEARCH, BY:
Ross N. Cohen
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Bobby J. Harris, as Personal Representative of the
Estate of Karen D. Harris, deceased, Shelby
County Probate Case #PR-2015-000454
One Riverchase Ridge
Birmingham, AL 35244

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 12 day of November, 2015, by SOUTHCREST PROPERTIES, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to BOBBY J. HARRIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KAREN D. HARRIS, DECEASED, SHELBY COUNTY PROBATE CASE #PR-2015-000454, (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described as follows (the "Property"):

Lot 22, in Block 1, according to the amended map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth to the follow:

1. Liens for all real estate taxes and assessments for the year 2015 and all subsequent years, which are not yet due and payable.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the above-described property or that would be disclosed by an accurate survey or careful physical inspection of the land herein described.

TO HAVE AND TO HOLD, to the said Grantee, as Personal Representative of the Estate of Karen D. Harris, deceased, himself, his heirs, executors, administrators and assigns.

Grantor does for itself, its successors and assigns, covenant with Grantee, as Personal Representative of the Estate of Karen D. Harris, himself, his heirs, executors, administrators and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, as Personal Representative of the Estate of Karen D. Harris, deceased, himself, his heirs, executors, administrators and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address: Grantee's Name and Mailing Address:

Southcrest Properties, LLC
One Riverchase Ridge
Birmingham, AL 35244

Bobby J. Harris, as Personal Representative of
the Estate of Karen D. Harris, deceased, Shelby
County Probate Case #PR-2015-000454
One Riverchase Ridge
Birmingham, AL 35244

Property Address: 335 Willowcrest Lane

Assessor's Market Value: \$190,300.00

The Assessor's Market Value of the Property can be verified by the Tax Assessor.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

SOUTHCREST PROPERTIES, LLC, an
Alabama limited liability company

By: *Michael J. Harris*
Name: Michael J. Harris
Its: Manager

Washington
~~STATE OF ALABAMA~~
Franklin County
~~JEFFERSON COUNTY~~

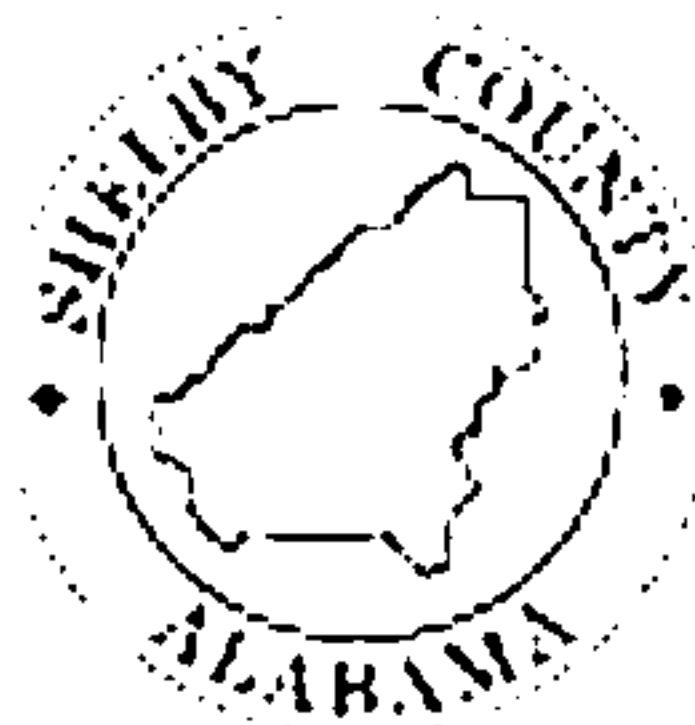
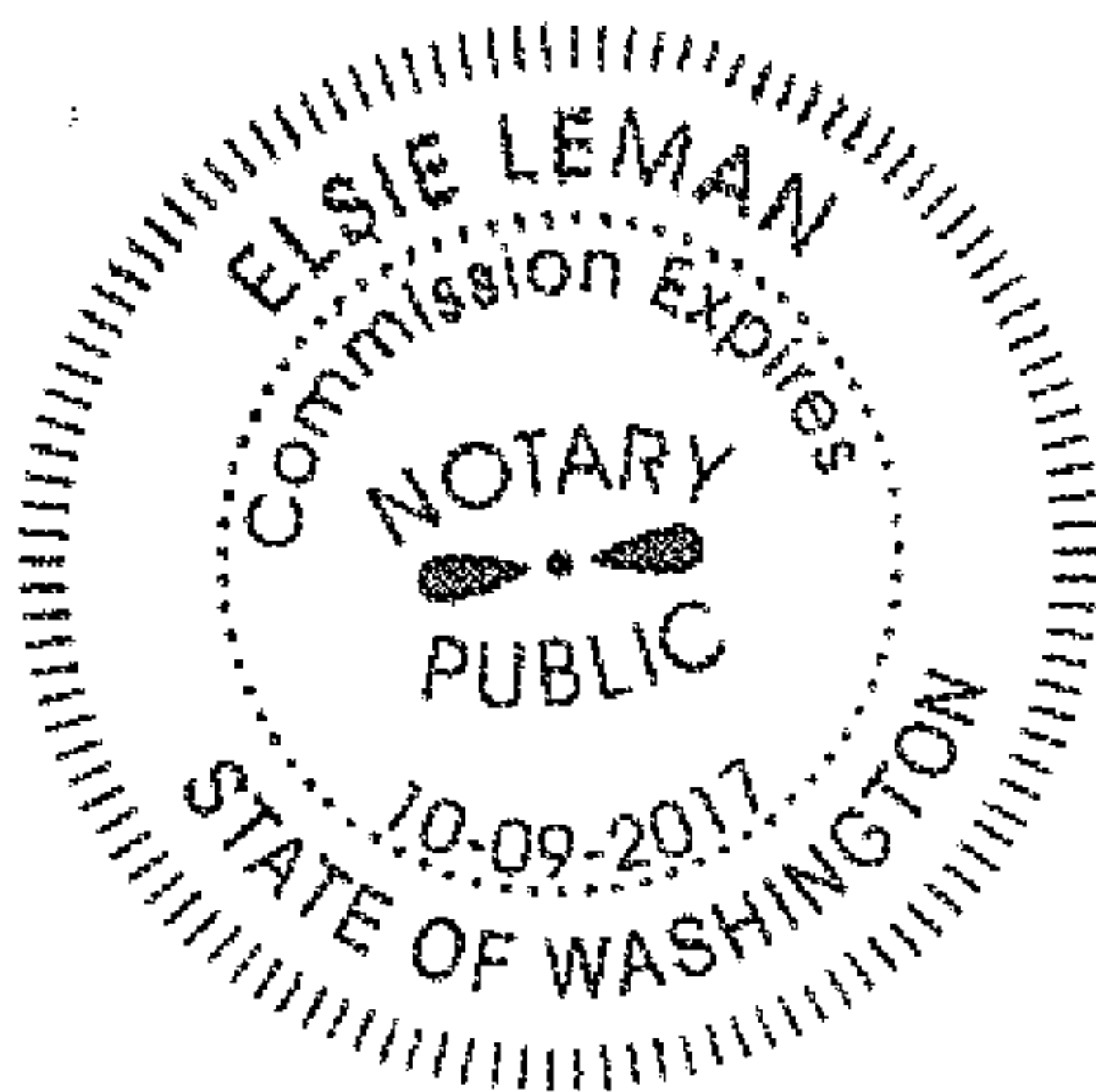
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MICHAEL J. HARRIS whose name as Manager of SOUTHCREST PROPERTIES, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he/she, in his/her capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and seal this the 12 day of November, 2015.

Elsie Leman
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 10/9/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/20/2015 01:06:03 PM
\$210.50 DEBBIE
20151120000401610

J. W. Fuhrmeister