

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

THIS INDENTURE, made and entered into on this 7th day of July, 2016, by and between **Erik E. Harris and wife, Sarah Anna Harris**, whose address is 1221 Hunters Gate Drive, Birmingham, Al. parties of the first part, and **National Residential Nominee Services, Inc.** party of the second part,

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$345,500.00) per agreement between grantor and grantee to the parties of the first part, in hand paid by the party of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the party of the second part, in fee simple, the following described real estate, located at 1221 Hunters Gate Drive, Birmingham, Al. to-wit:

LOT 24, ACCORDING TO THE SURVEY OF HUNTERS GATE, AS RECORDED IN MAP BOOK 43 PAGE 131 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to taxes for the current year, easements of record, easements as located, and restrictions of record, if any.

The mailing address of the grantees is:7161 Bishop Road, Ste. 250,
Plano, TX 75024

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the party of the second part, in fee simple.

And the parties of the first part do hereby covenant with the party of the second part that they are lawfully seized in fee of the said premises, that they have good right to sell and convey the same; that said premises are free from encumbrance, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons, whosoever.

IN WITNESS WHEREOF, the parties of the first part have hereto set their hands and seals on this the day and year herein first above written.

Erik E. Harris {SEAL}
Erik E. Harris

Sarah Anna Harris {SEAL}
Sarah Anna Harris

State of CA.
County of Los Angeles

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that on this 7 day of July, 2016, personally appeared before me Erik E. Harris and Sarah Anna Harris, who are known to me and who acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on this day.

WITNESS my hand and Notarial Seal.



Lucila Fuentes Gomez
Notary Public
My commission expires 2/1/17

THIS INSTRUMENT WAS PREPARED BY:

Young, Wollstein, Jackson & Whittington LLC
1304 Quintard Avenue
Post Office Box 2065
Anniston, Alabama 36201
File # 31995JEW


20161011000372160 2/2 \$363.50
Shelby Cnty Judge of Probate, AL
10/11/2016 08:56:59 AM FILED/CERT