

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
BOND & HARKINS PROPERTIES, LLC  
1052 GREYSTONE COVE DRIVE  
BIRMINGHAM, ALABAMA 35242

## WARRANTY DEED

  
20170123000027830 1/3 \$66.00  
Shelby Cnty Judge of Probate: AL  
01/23/2017 02:29:45 PM FILED/CERT

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, MICHAEL W. HAMPF and wife, MARION I. HAMPF, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto BOND & HARKINS PROPERTIES, LLC, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 105, according to the Survey of Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama.

### SUBJECT TO:

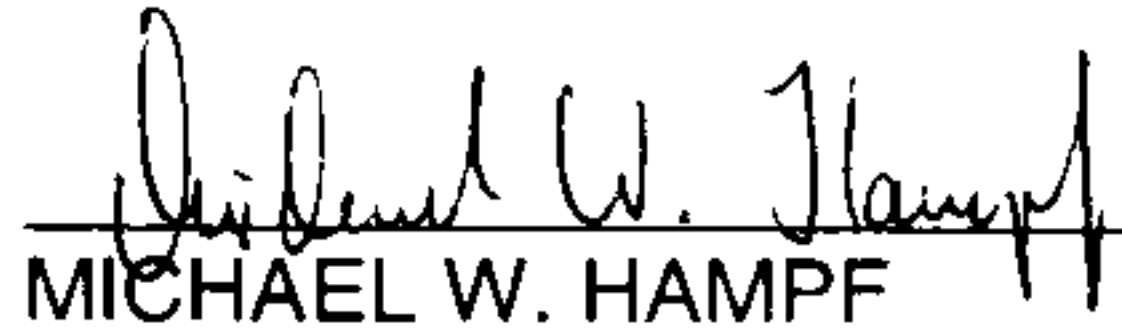
1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2004-9479.

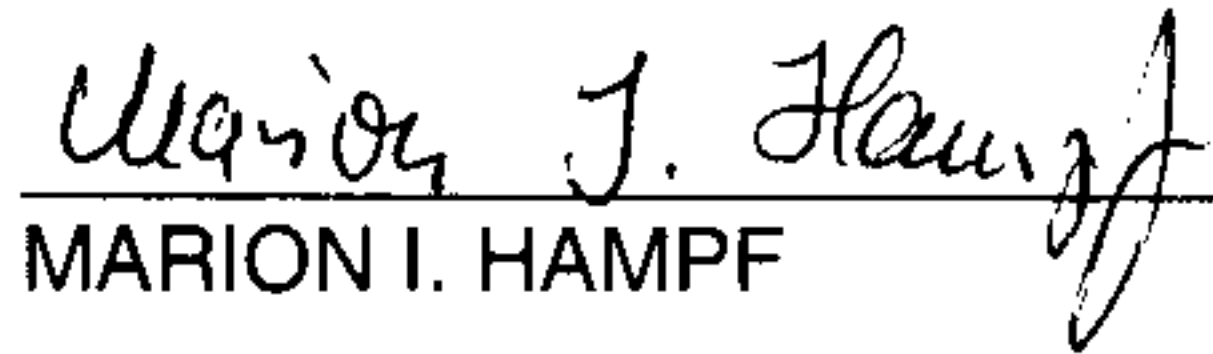
**\$105,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.**

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors 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 our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20TH day of JANUARY, 2017.

 (L.S.)  
MICHAEL W. HAMPF

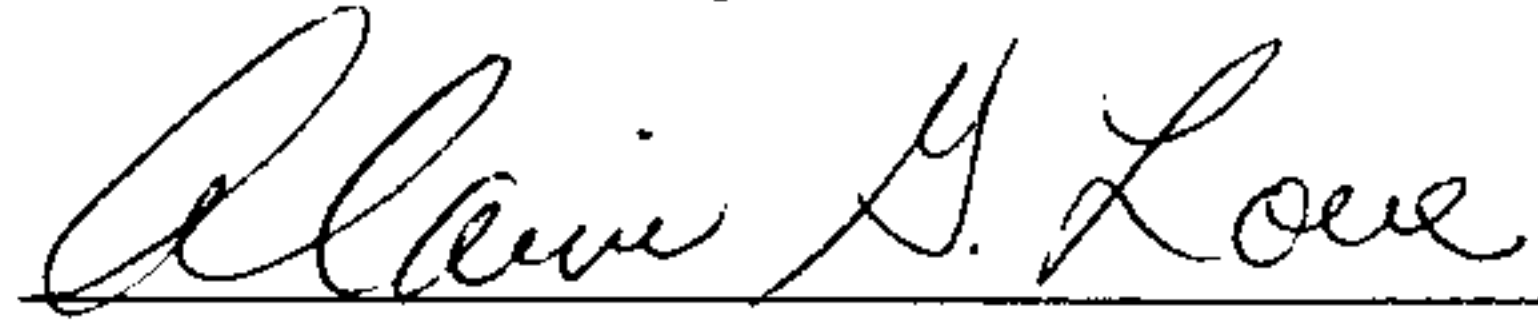
 (L.S.)  
MARION I. HAMPF

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL W. HAMPF and wife, MARION I. HAMPF, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20TH day of JANUARY, 2017.

  
Notary Public  
My Commission Expires: 10/31/2019

Shelby County, AL 01/23/2017  
State of Alabama  
Deed Tax: \$45.00

  
20170123000027830 2/3 \$66.00  
Shelby Cnty Judge of Probate, AL  
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Grantor's Name:  
MICHAEL W. HAMPF and wife, MARION I. HAMPF  
Mailing Address:  
304 HIGH RIDGE COURT  
PELHAM, ALABAMA 35124

Property Address:  
304 High Ridge Court  
Pelham, AL 35124

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

Grantee's name:  
BOND & HARKINS PROPERTIES, LLC  
Mailing Address:  
1052 GREYSTONE COVE DRIVE  
BIRMINGHAM, ALABAMA 35242

Date of Sale: JANUARY 20TH, 2017  
Total Purchase Price: \$150,000.00  
or  
Actual Value  
or  
Assessor's Market Value

☐ Front of Foreclosure Deed  
☐ Appraisal  
☐ Other \_\_\_\_\_

  
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