

Send tax notice to: Patrick Harris, 3025 Bowron Rd., Helena, AL 35080

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160  
Birmingham, AL 35243

GENERAL WARRANTY DEED

20170817000298130  
08/17/2017 09:27:43 AM  
DEEDS 1/2

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred eighty-four thousand nine hundred and no/100 (\$184,900.00) dollars, the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Ernest L. Smith, Jr., By and Through his Attorney-in-Fact, Lance Higgins, and his wife, Misty R. Smith, By and Through Her Attorney-in-Fact, Lance Higgins, whose mailing address is:**

11055 Oak Park Lane Helena, AL 35080

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**Patrick Harris, whose mailing address is: 3025 Bowron Road, Helena, AL 35080**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3025 Bowron Road, Helena, AL 35080** to-wit:

Lot 64, according to the Survey of Falliston, Sector Three, Phase Two, as recorded in Map Book 22, Page 90, in the Probate Office of Shelby County Alabama, being situated in Shelby County, Alabama.

Subject to: All easements, restrictions, and rights of way of record.

\$188,875.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said 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 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 hand(s) and seal(s) this 28<sup>th</sup> day of July, 2017

Ernest L. Smith, Jr. By and Through His Attorney-in-fact, Lance Higgins

[Signature] (Seal)

ERNEST L. SMITH, JR., BY AND THROUGH HIS ATTORNEY-IN-FACT, LANCE HIGGINS

Misty R. Smith, By and Through her Attorney-in-fact, Lance Higgins

[Signature] (Seal)

MISTY R. SMITH, BY AND THROUGH HER ATTORNEY-IN-FACT, LANCE HIGGINS

STATE OF ALABAMA  
COUNTY OF JEFFERSON

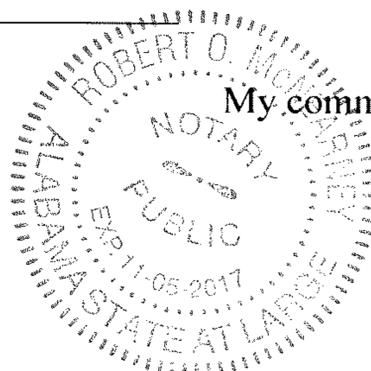
20170817000298130 08/17/2017 09:27:43 AM DEEDS 2/2

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Lance Higgins under Specific Durable Power of Attorney for Ernest L. Smith, Jr, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he is in his capacity as such Agent under Durable Power of Attorney for Ernest L. Smith, Jr. has executed the same voluntarily on the day the same bears date.

Given under my hand this the 28<sup>th</sup> day of July, 2017.

[Signature]  
NOTARY PUBLIC

My commission expires: 11/5/17



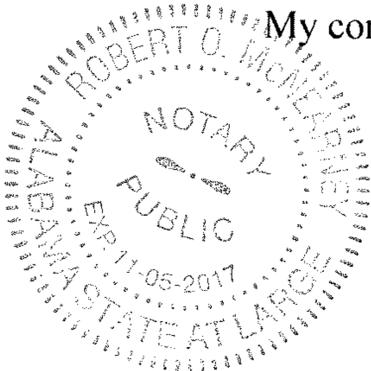
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Lance Higgins under Specific Durable Power of Attorney for Misty R. Smith, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he is in his capacity as such Agent under Durable Power of Attorney for Misty R. Smith has executed the same voluntarily on the day the same bears date.

Given under my hand this the 28<sup>th</sup> day of July, 2017.

[Signature]  
NOTARY PUBLIC

My commission expires: 11/5/17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/17/2017 09:27:43 AM  
\$19.00 CHERRY  
20170817000298130

[Signature]