

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Katherine Dobson
380 Amherst Dr.
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

)

20171116000415370

11/16/2017 01:45:52 PM
DEEDS 1/2

That, in consideration of \$225,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Thomas Harris aka Thomas J. Harris and Judith H. Harris a married couple (the "Grantor", whether one or more), whose mailing address is *135 La Jolla Ln. Bastrop TX 78660*, do hereby grant, bargain, sell, and convey unto Katherine Simms Dobson (the "Grantee", whether one or more), whose mailing address is *380 Amherst Dr. Birmingham AL 35242*, the following-described real estate situated in Shelby County, Alabama, the address of which is *380 Amherst Drive, Birmingham, AL 35242*; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$220,924.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Thomas Harris aka Thomas J. Harris and Judith H. Harris a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 11 day of November, 2017.

Thomas J. Harris
Thomas Harris aka Thomas J. Harris
Judith H. Harris
Judith H. Harris

State of Texas
Bastrop County

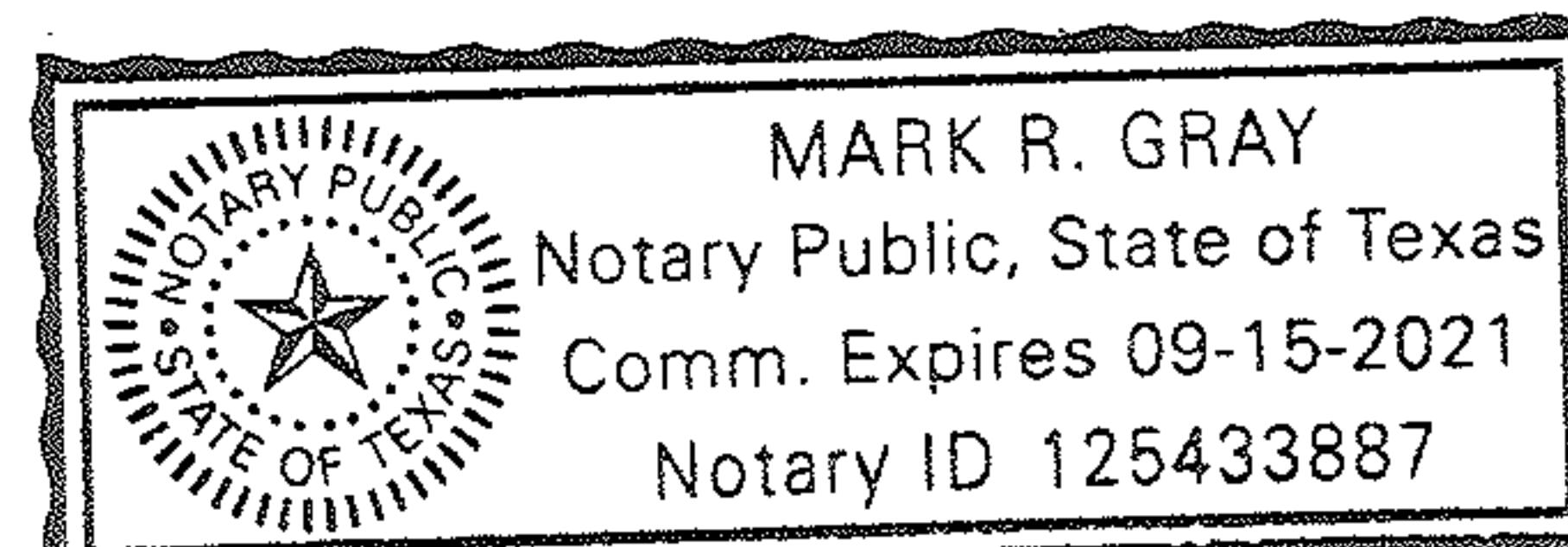
I, Mark R. Gray, a notary for said County and in said State, hereby certify that Thomas Harris aka Thomas J. Harris and Judith H. Harris, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11 day of November, 2017.

Mark R. Gray

Notary Public
Commission Expires:

9-15-2021



S17-2556CDF

EXHIBIT "A"
Legal Description

Lot 61, according to the Amended Map of Greystone Village, Phase I, as recorded in Map Book 20, Page 32, in the Probate Office of Shelby County, Alabama, Being situated in Shelby County, Alabama.

20171116000415370 11/16/2017 01:45:52 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/16/2017 01:45:52 PM
\$22.50 CHERRY
20171116000415370

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister".