

20180427000143550
04/27/2018 02:47:41 PM
DEEDS 1/2

This instrument was prepared by:
David P. Condon
David P. Condon, P.C.
100 Union Hill Drive Ste. 200
Birmingham, AL 35209

Send tax notice to:
Shawnkitta Moore
369 Hwy 206
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY) : **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Four Thousand and 00/100 Dollars (\$104,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

Greater Birmingham Habitat for Humanity, Inc.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Shawnkitta Moore

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to the Survey of New Hope Village Sector Two, as recorded in Map Book 40, Page 19, in the Probate Office of Shelby County, Alabama.

\$101,230.58 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2018 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

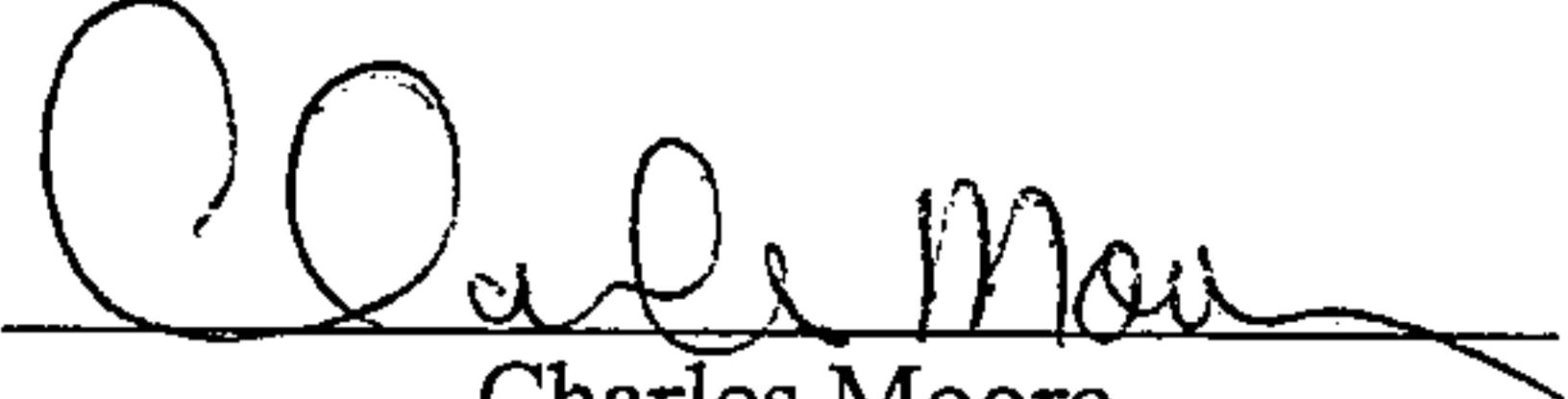
During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse services for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, Charles Moore, on March 22, 2018.

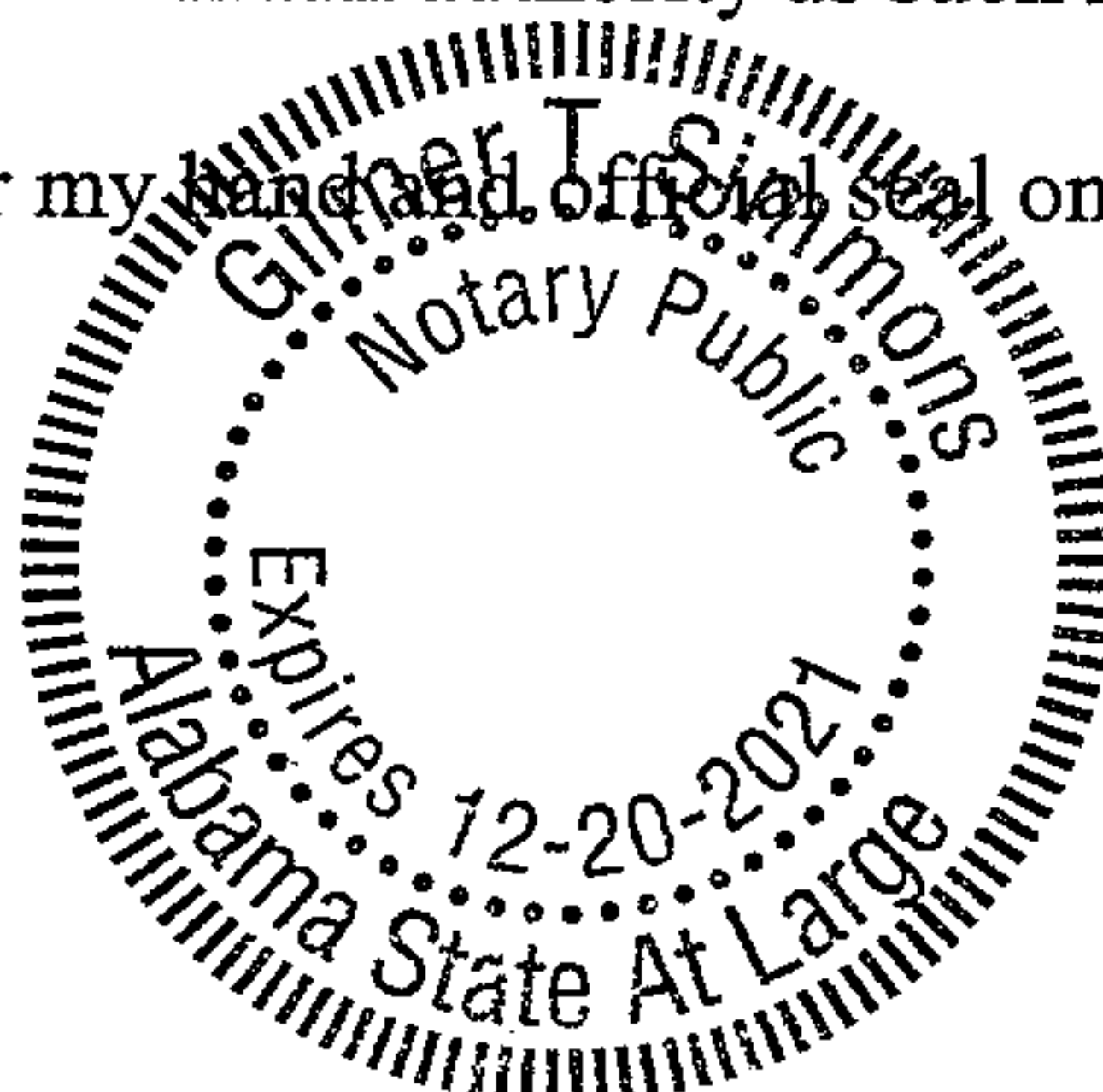
Seller
Greater Birmingham Habitat for Humanity, Inc.

BY:  (Seal)
Charles Moore
ITS: President & CEO

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Charles Moore as President & CEO of Greater Birmingham Habitat for Humanity, Inc. 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 and with full authority as such President & CEO, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this March 22, 2018.



Notary Public:

My Commission Expires: 12/20/21

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Shawn K. Maize
Mailing Address 369 Hwy 206
Montevallo, AL
35115

Date of Sale 3-22-18
Total Purchase Price \$ 104,000.00

Actual Value \$

Assessor's Market Value \$

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

_____ Appraisal
Other

Instructions

Print Shawn Bagwell for Sheriff, Colorado

Signi

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/27/2018 02:47:41 PM
\$122.00 CHARITY
20180427000143550**

John F. Smith