

Send tax notice to:  
JENNIFER SKATES  
101 MEADOW CROFT CIR  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2018471

SHELBY COUNTY

**20180815000291710**  
**08/15/2018 10:59:55 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-One Thousand Five Hundred and 00/100 Dollars (\$231,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JOHNNIE JACOB HARRISON and JORDAN HARRISON, HUSBAND AND WIFE**, whose mailing address is: 3621 Stratford Lane Birmingham AL 35242 (hereinafter referred to as "Grantors") by **JENNIFER SKATES** whose property address is: 101 MEADOW CROFT CIR, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1, according to the Survey of Meadow Brook Townhomes, as recorded in Map Book 10, Page 2, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

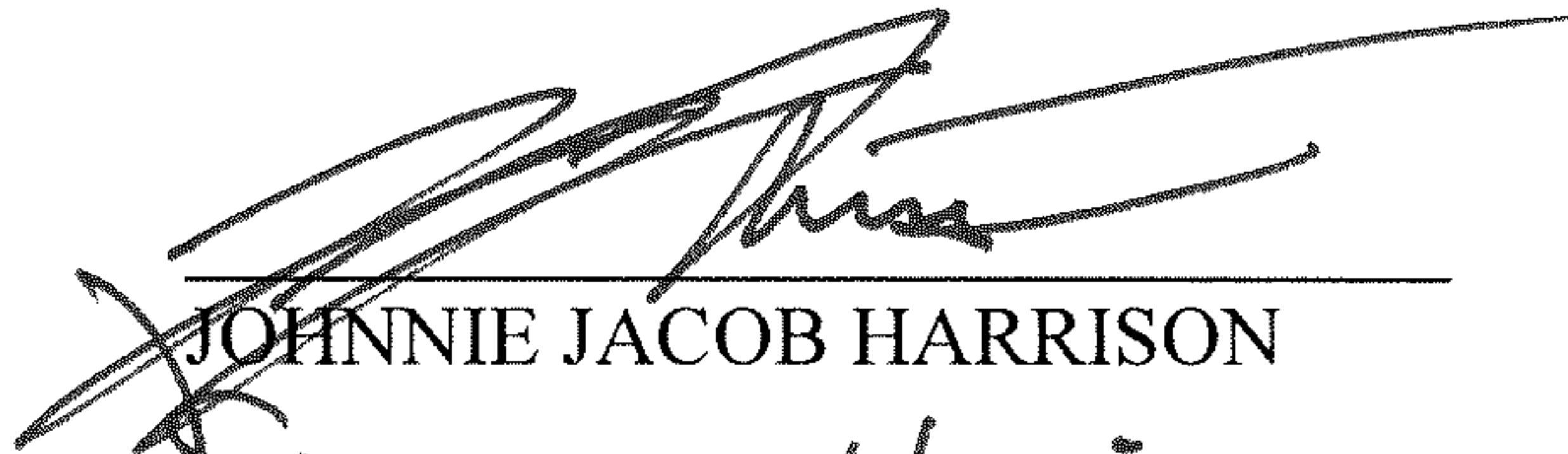

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 23, Page 621; Book 81, Page 323; Book 81, Page 355; Book 30, page 905 and Book 30, Page 913, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company as set forth in Book 75, Page 649; Book 89, Page 979 and Book 105, page 844.
4. Sanitary sewer agreement as recorded in Book 58, page 365.
5. Monument for dedication for sewer to Cahaba Water Renovation Systems, Inc. recorded in Book 81, page 352.
6. Agreement with Alabama Power recorded in Book 89, page 976.

\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

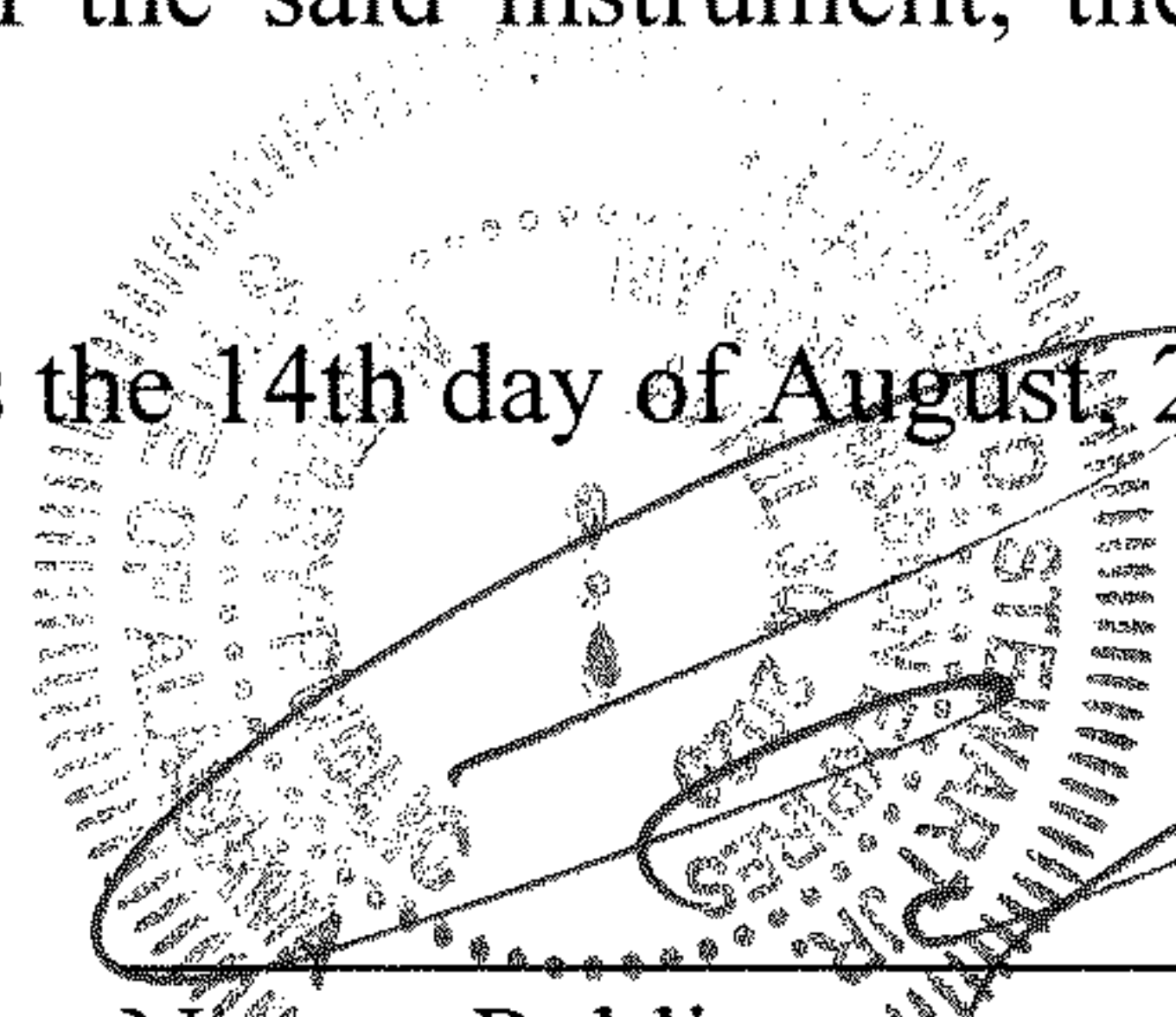
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 14th day of August, 2018.

  
JOHNNIE JACOB HARRISON  
  
JORDAN HARRISON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHNNIE JACOB HARRISON and JORDAN HARRISON whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2018.

  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/15/2018 10:59:55 AM  
\$49.50 CHERRY  
20180815000291710

