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09/12/2018 08:23:49 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Braasch
3833 Bent River Road
Birmingham, AL 35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Ninety-One Thousand and NO/100 Dollars (\$391,000.00)** to the undersigned Grantor, **Jeremy Graham DBA Graham Building Company**, (herein referred to as **Grantor**), in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Peter Lynch Braasch and Kimberly Turner Braasch** (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Jefferson County, Alabama to wit:

Parcel I

Lot 253, according to the Survey of Bent River Commons, 3rd Sector, 3rd Addition, as recorded in Map Book 41, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II

A 19 foot strip lying adjacent to the southeastern boundary of Lot 253, according to the Survey of Bent River Commons, 3rd Sector, 3rd Addition, as recorded in Map Book 41, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama and being located in the Northwest ¼ of Section 20, Township 19 South, Range 2 West.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$200,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith and recorded immediately hereafter.

Jeremy Graham is a married person transferring his interests in property which does not constitute his homestead, nor that of his spouse, if any. Graham Building Company is not a registered business entity with the State of Alabama at this time.

The consideration stated is actual and can be verified by a settlement statement and a contract for sale.

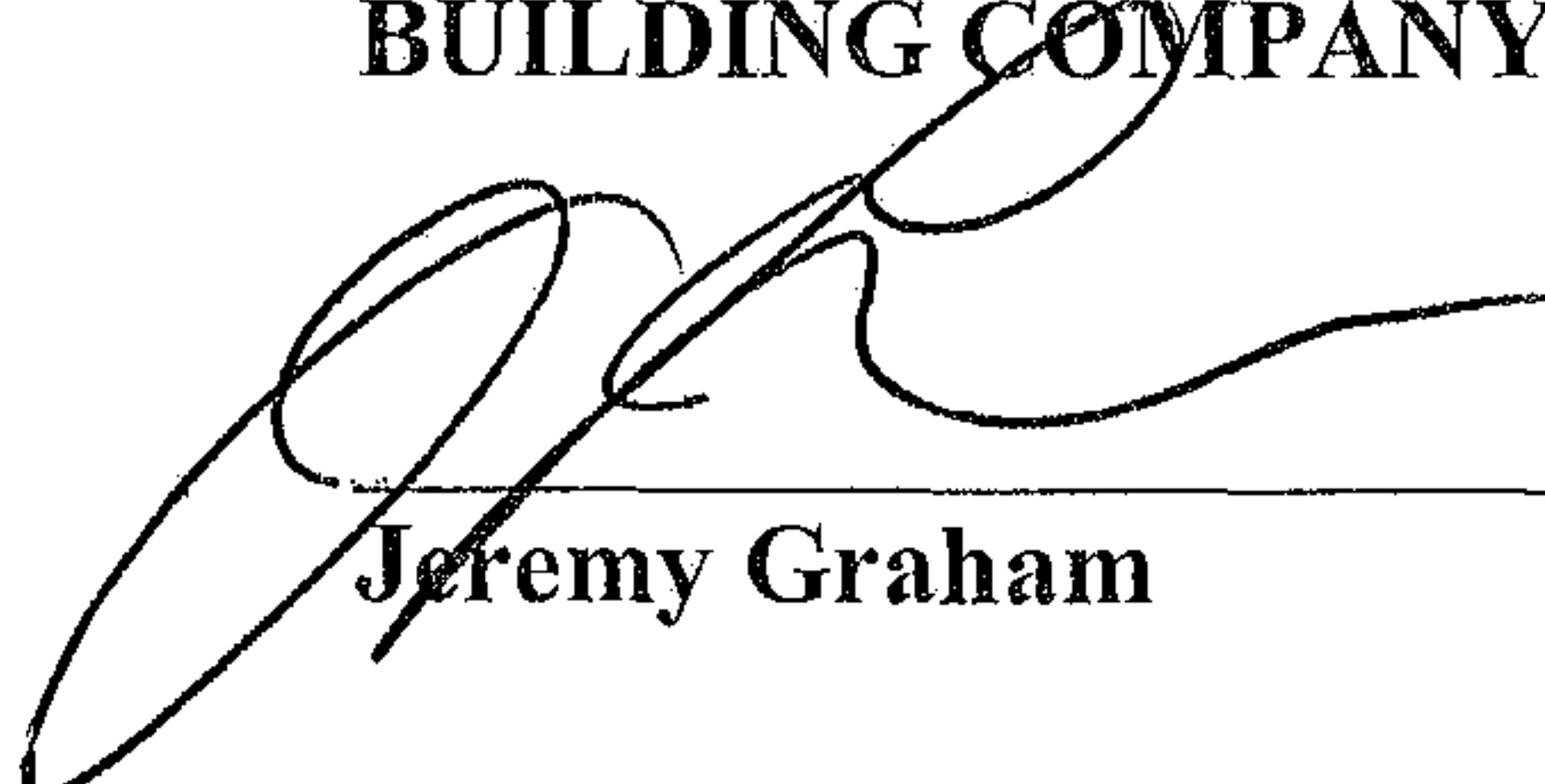
This conveyance is made with the express reservation and condition that Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor from any and all liability, claims and causes of action, whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over the property herein conveyed, as the case may be, which are caused by, or arise as a result of, past, present, or future soil, subsoil, or other conditions (including, without limitation, sinkholes, underground mines, subsurface waters, and limestone formations) under or on the subject property, whether contiguous or non-contiguous. Grantees acknowledge that they have made their own independent inspections and investigations of the subject property and are purchasing the subject property in reliance upon such inspection and investigations. For purposes of this paragraph, Grantor shall mean and refer to the members, managers, agents, employees, owners, partners, officers and contractors of Grantor and any successors and assigns of Grantor.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature and seal, this the 7th day of September, 2018.

GRANTOR

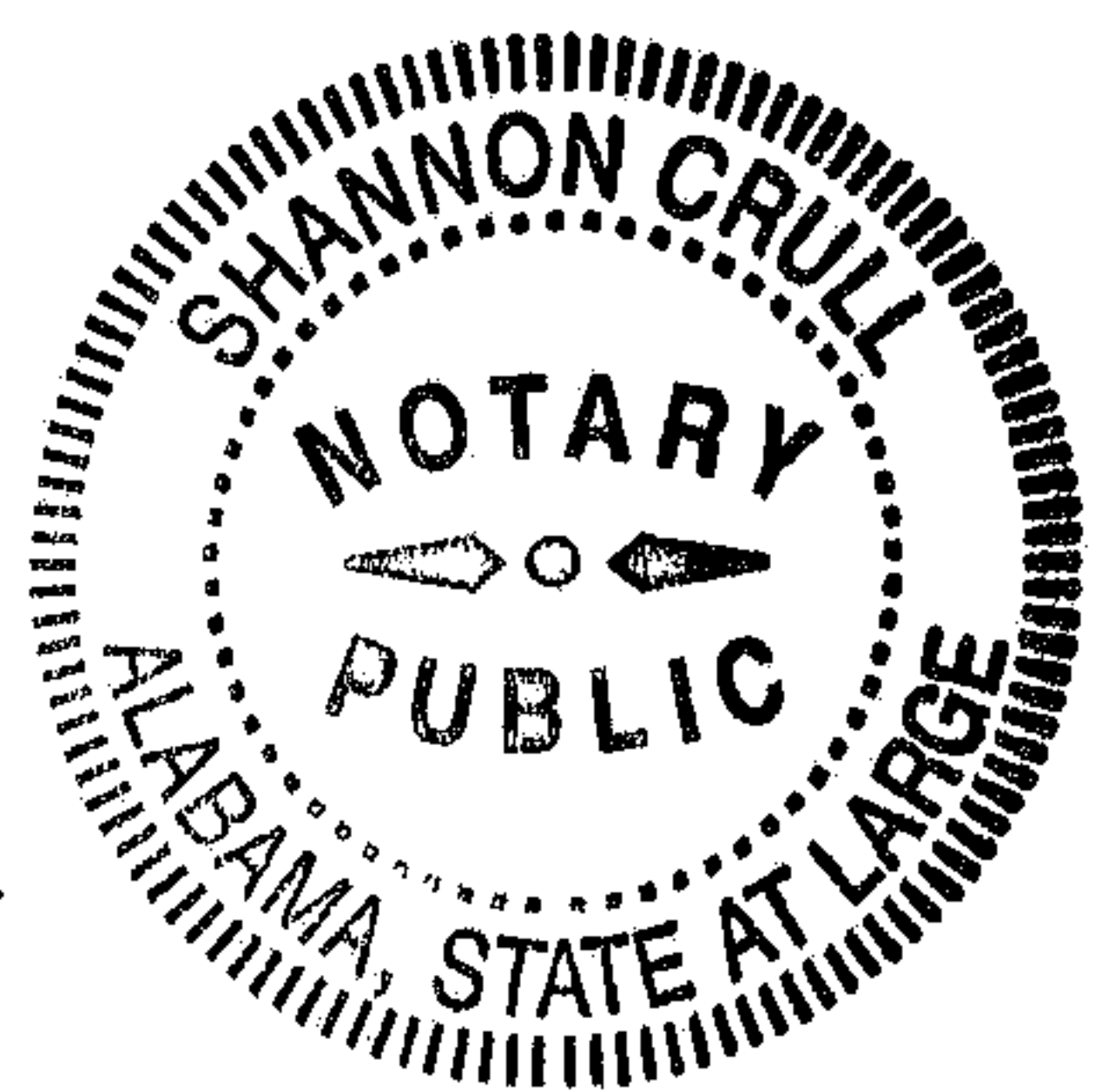
**JEREMY GRAHAM DBA GRAHAM
BUILDING COMPANY**

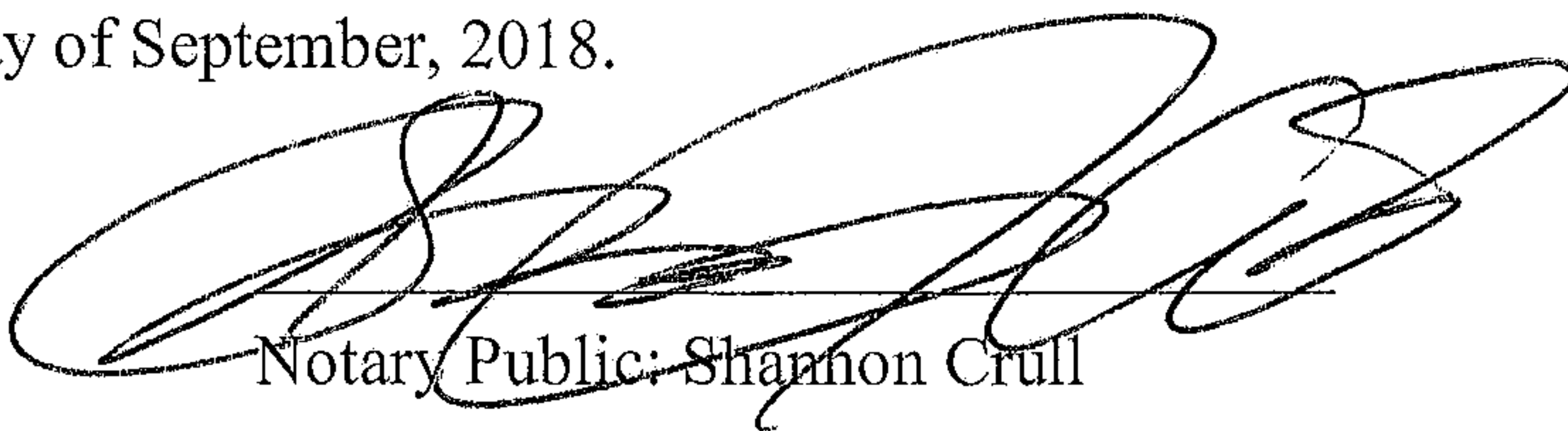

_____(SEAL)
Jeremy Graham

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public, for the State of Alabama at Large, hereby certify that Jeremy Graham, 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/she, individually and with full authority to bind Graham Building Company, executed the same voluntarily for himself, as well as, to the extent required, for and as the act of said Graham Building Company.

Given under my hand this the 7th day of September, 2018.

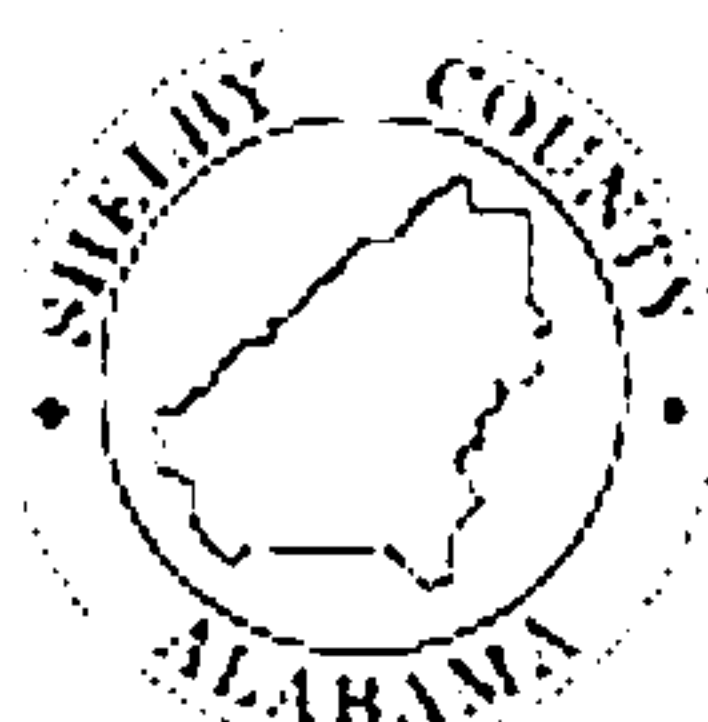



Notary Public: Shannon Crull

My commission expires: 04/02/2020

The property address and the mailing address of the Grantees is
Peter Lynch Braasch and Kimberly Turner Braasch
3833 Bent River Road
Birmingham, AL 35216

The mailing address of the Grantor is
Jeremy Graham DBA Graham Building Company
3505 Bent River Road
Birmingham, AL 35216



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2018 08:23:49 AM
\$212.00 CHERRY
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Alexis. Bayl