

Send tax notice to:  
JOSHUA KILE HARKINS  
3524 N BROKEN BOW DRIVE  
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 2018606  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **J SADLER SANDERS and JILL B SANDERS, husband and wife**, whose mailing address is: 244 Naceous Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **KAITLYN CORDER SEESHOLTZ HARKINS and JOSHUA KILE HARKINS** whose property address is: **3524 N BROKEN BOW DRIVE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 4, Block 1, according to the Survey of Broken Bow Subdivision, as recorded in Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

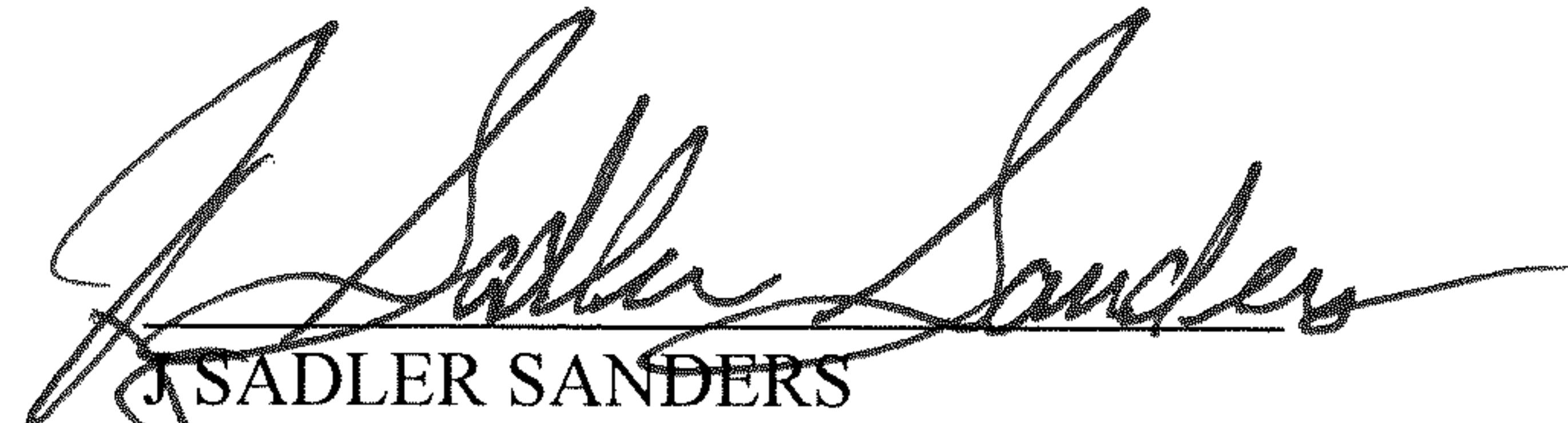
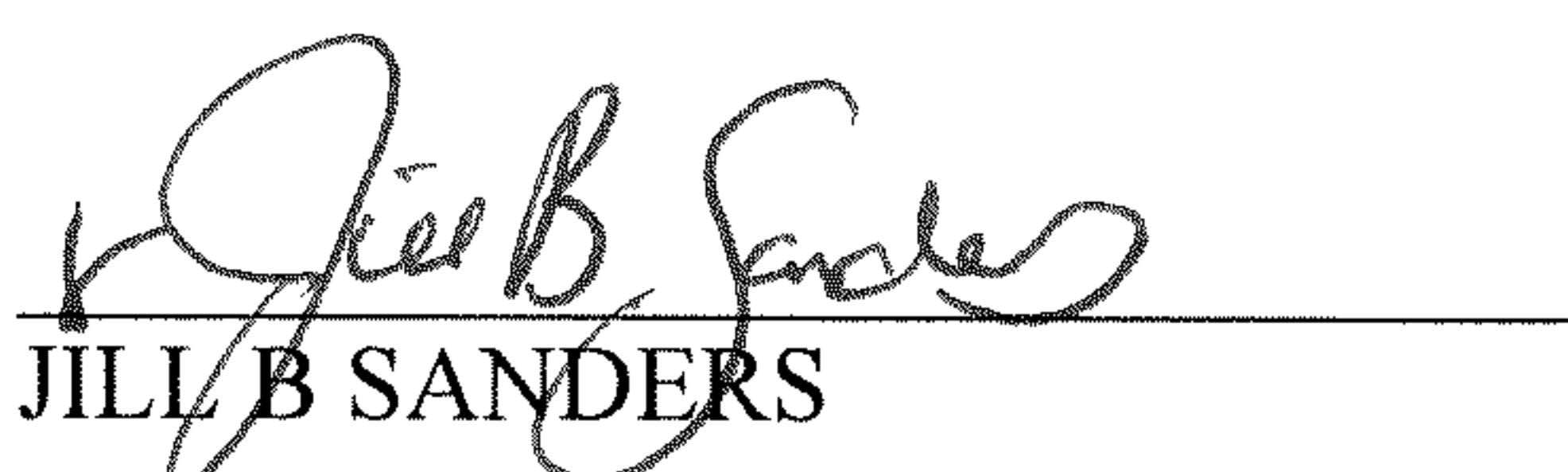
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restriction(s), easement(s) and building line(s) as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 30, Page 957, amended by Misc. Book 46, Page 324; Deed Book 336, Page 65; Misc. Book 46, Page 319 and Misc. Book 44, Page 159 in said Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 271, Page 546, in said Probate Office.
5. Easement(s) to South Central Bell as shown by instrument recorded in Deed Book 320, Page 916 and Deed Book 338, Page 935.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 81, Page 171 in the Probate Office of Shelby County, Alabama.

\$218,250.00 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.

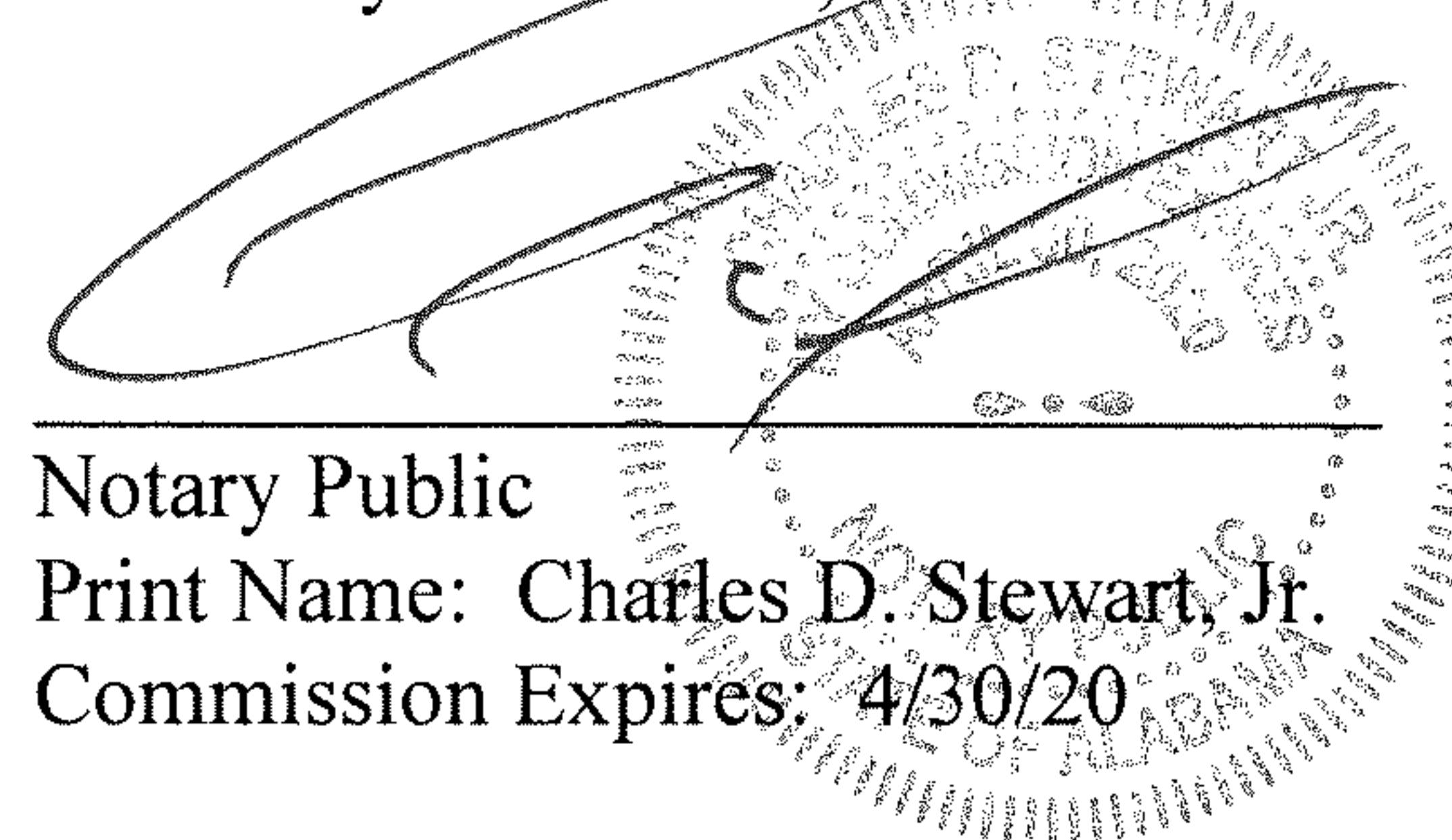
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 31st day of October, 2018.

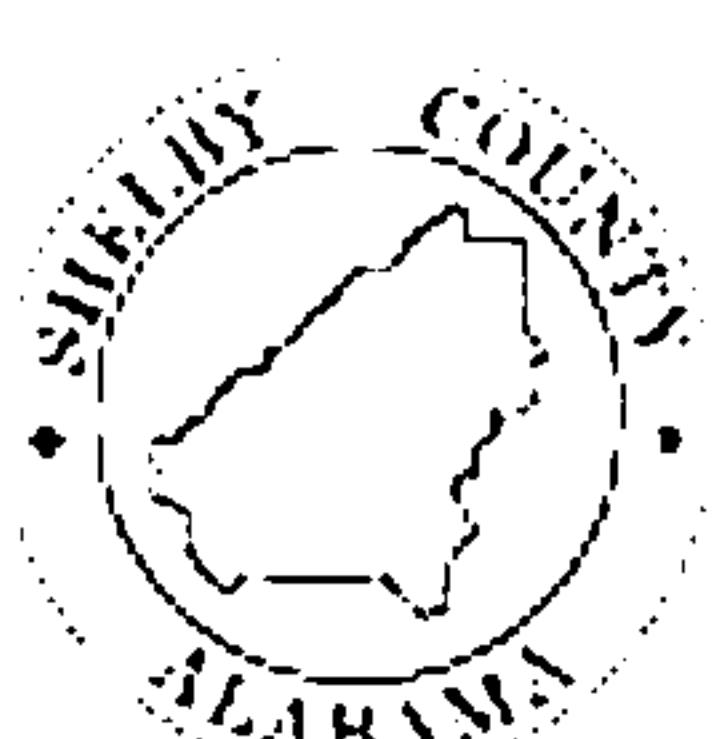
  
J SADLER SANDERS  
  
JILL B SANDERS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J SADLER SANDERS and JILL B SANDERS 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 31st day of October, 2018.

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/02/2018 10:43:26 AM  
\$25.00 CHERRY  
20181102000389440

