

Send tax notice to:
James L. & Meaghan Buffkin
246 Rocky Ridge Drive
Helena, AL 35080
BHM1900040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20190325000093870
03/25/2019 09:39:19 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Five Thousand and 00/100 Dollars (\$165,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Dawson Harris and Nancy Lynn Harris**, husband and wife, whose mailing address is: 12931 Palomar Way, Santa Anna, CA 92705 (hereinafter referred to as "Grantors"), by **James L. Buffkin and Meaghan Buffkin** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 41, according to the Survey of Rocky Ridge Phase 2, as recorded in Map Book 27, Page 16, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$160,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Dawson Harris and Nancy Lynn Harris have hereunto set their signatures and seals on March 20, 2019.

Dawson Harris 3-20-19
Dawson Harris

Nancy Lynn Harris 3-20-19
Nancy Lynn Harris

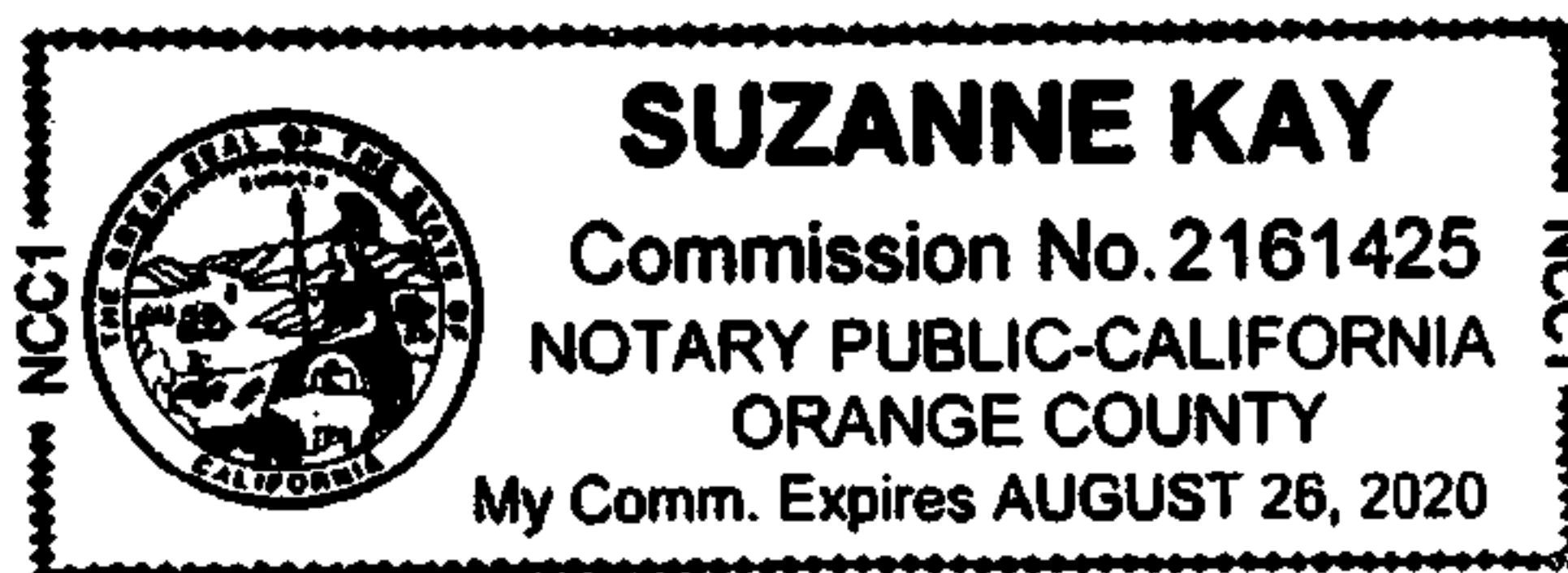
STATE OF California
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dawson Harris and Nancy Lynn Harris, whose name(s) ~~is~~ are signed to the foregoing instrument, and who ~~is~~ are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, ~~he/she~~ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of MARCH, 2019

(NOTARIAL SEAL)

Suzanne Kay
Notary Public
Print Name: Suzanne Kay
Commission Expires: 8/26/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2019 09:39:19 AM
\$23.00 CHERRY
20190325000093870

Allie S. Bayl