

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:

Chae Kyong Severns
164 Greenfield Lane
Alabaster, AL 35007

[Space Above This Line for Recording Data]

20190708000241330
07/08/2019 09:27:38 AM
DEEDS 1/2

W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt where is acknowledged. I or we, **Charles Edward Hodge III** and wife **Brittany Hodge** whose mailing address is: 1216 Katana Place Brandon, FL 3351 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Chae Kyong Severns**, whose mailing address is **164 Greenfield Lane, Alabaster, AL 35007** (herein referred to as grantees), the following described real estate, situated in **SHELBY County, Alabama**, having a property address of **164 Greenfield Lane, Alabaster, AL 35007** to wit:

Lot 75, according to the Survey of Greenfield, Sector Two, as recorded in Map Book 16, Page 106, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

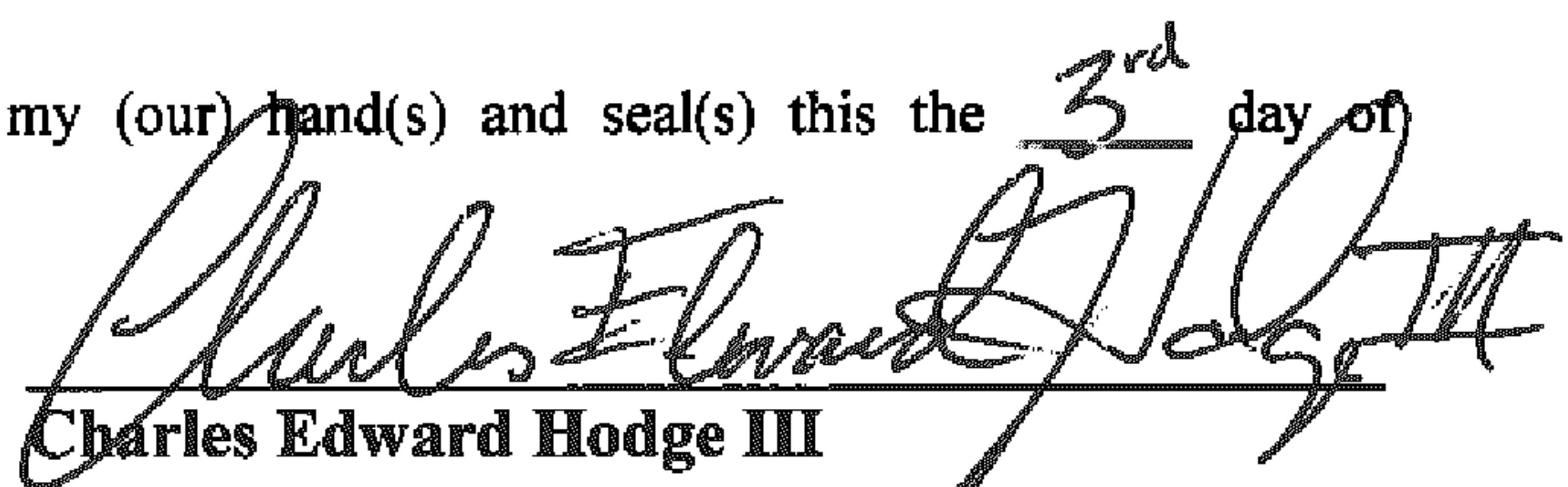
Subject to restrictions, reservations, conditions, and easement of record

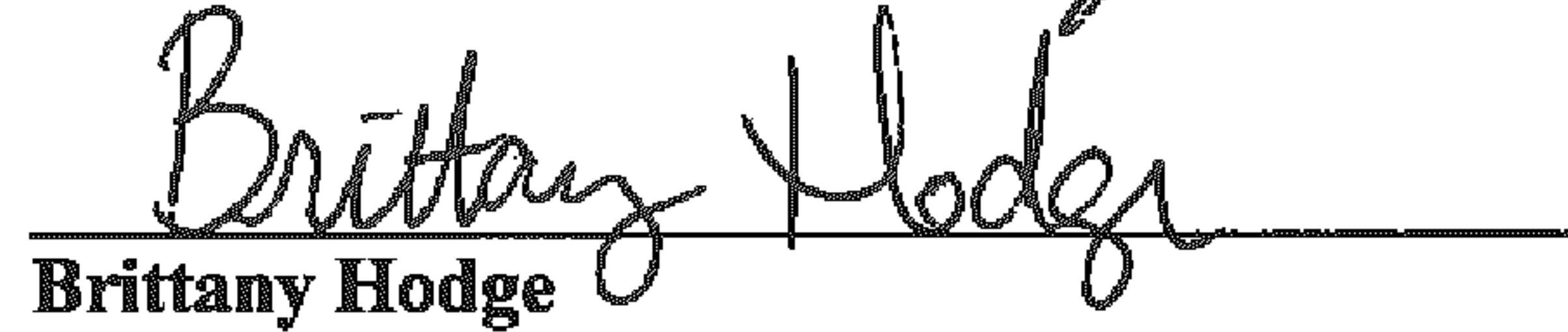
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantees, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of July, 2019.


Charles Edward Hodge III


Brittany Hodge

STATE OF ALABAMA

JEFFERSON COUNTY

I, JACK R. THOMPSON JR., a Notary Public in and for said county in said state, hereby certify that **Charles Edward Hodge III and Brittany Hodge** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, in his capacity as Personal Representative of the Estate of Fay P. Haney and with full authority, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 3rd day of July, 2019

My Commission Expires: 10/31/2020

Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/08/2019 09:27:38 AM
 \$198.00 CHARITY
 20190708000241330

