

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:

**Christy Jenkins
4348 Heritage View Drive
Birmingham, AL 35242**

[Space Above This Line for Recording Data]

**20190729000272110
07/29/2019 03:29:52 PM
DEEDS 1/2**

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Five Thousand Five Hundred and 00/100 Dollars (\$305,500.00)** 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 grantee herein, the receipt where is acknowledged. I or we, **Garrett S. Brown, a single man, whose address is 1005 28th place S Bham AL 35205** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Cristy B. Jenkins** whose mailing address is **4348 Heritage View Drive, Birmingham, Al 35242** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 4348 Heritage View Drive, Birmingham, AL 35242 to wit:

Lot 53, according to the Survey of Heritage Oaks, as recorded in Map Book 23, 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.

\$290,225.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantee, 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26 day of July, 2019.

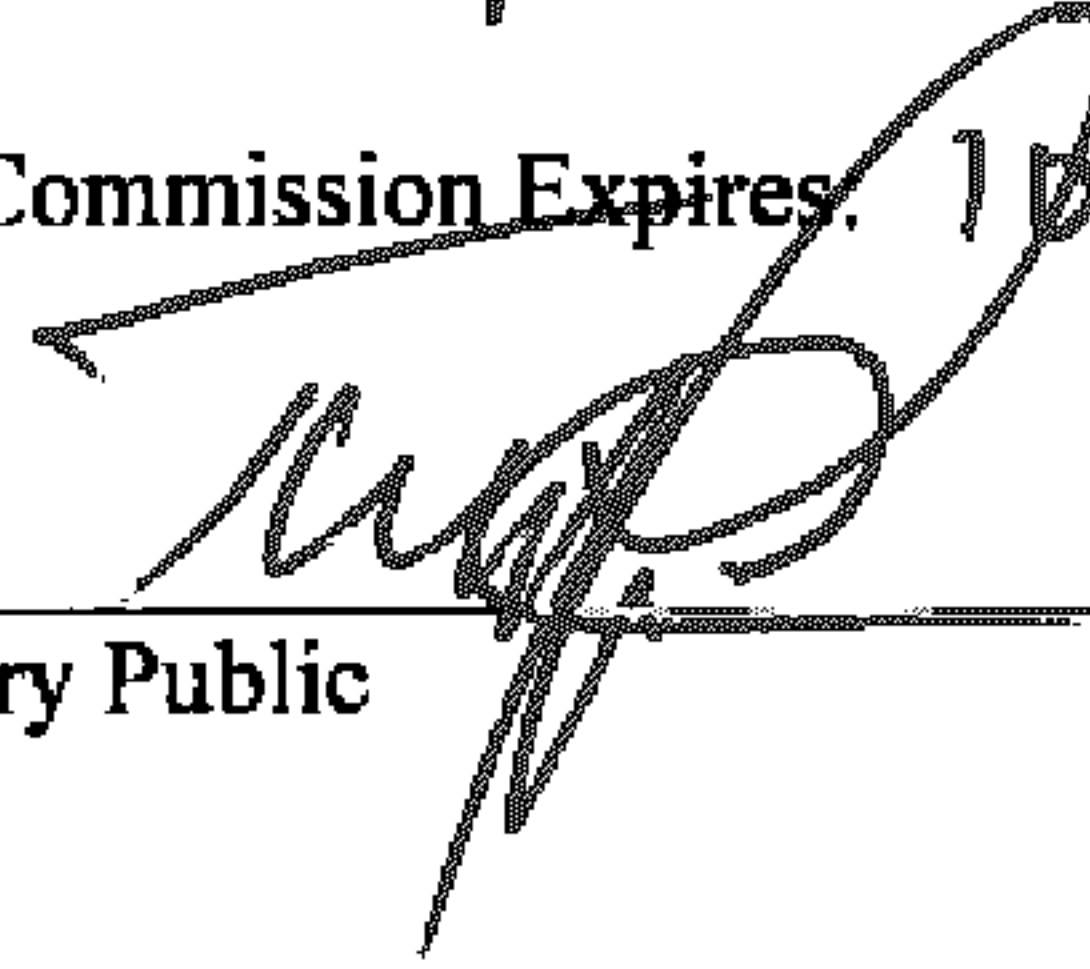

Garrett S. Brown

STATE OF ALABAMA

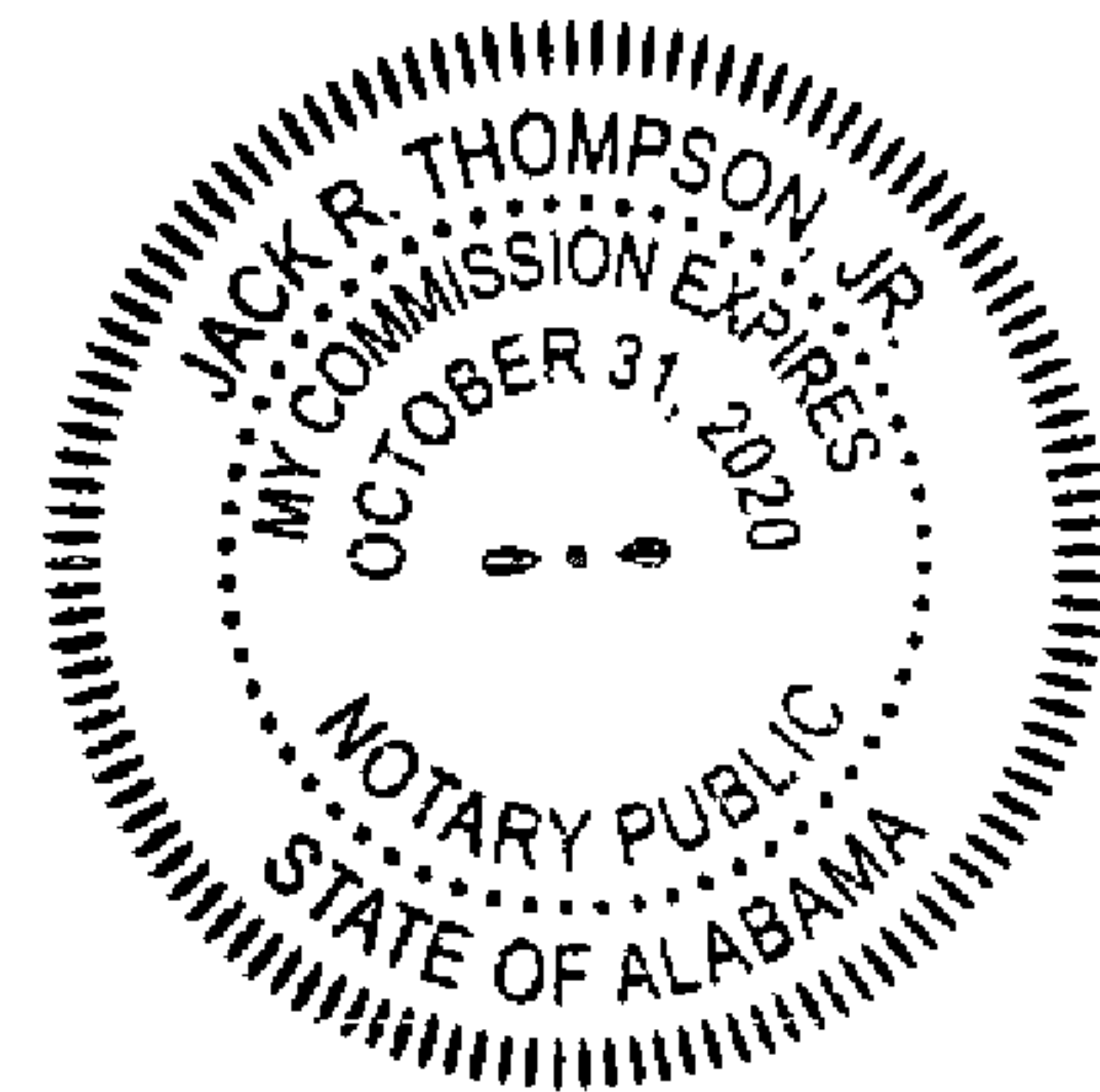
JEFFERSON COUNTY

I, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that **Garrett S. Brown** 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 26 day of July, 2019

My Commission Expires 10/31/2020

Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2019 03:29:52 PM
\$33.50 CHARITY
20190729000272110

Allie S. Bayl