

Send tax notice to:
Carleton E Bodkin and L Tonya D Bodkin
1020 Ashley Brook Lane
Helena, AL 35080
GAR1900373

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Eight Thousand and 00/100 Dollars (\$128,000.00) **the amount which can be verified in the Sales Contract between the two parties**, in hand paid to the undersigned, **Raven Peggins, An unmarried woman whose mailing address is: 22786 Drivine Ct., McCalla, AL 35111** (hereinafter referred to as "Grantor"), by **Carleton E. Bodkin and L Tonya D. Bodkin, whose mailing address is: 1020 Ashley Brook Lane, Helena, AL 35080** (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, having a property address is: 1020 Ashley Brook Lane, Helena, AL 35080, to-wit:

Lot 7, according to the Survey of Ashley Brook Townhomes, as recorded in Map Book 22, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$102,400.00 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 Grantor does, 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 and assigns 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, Grantor has hereunto set their signature and seal on July 31, 2019.

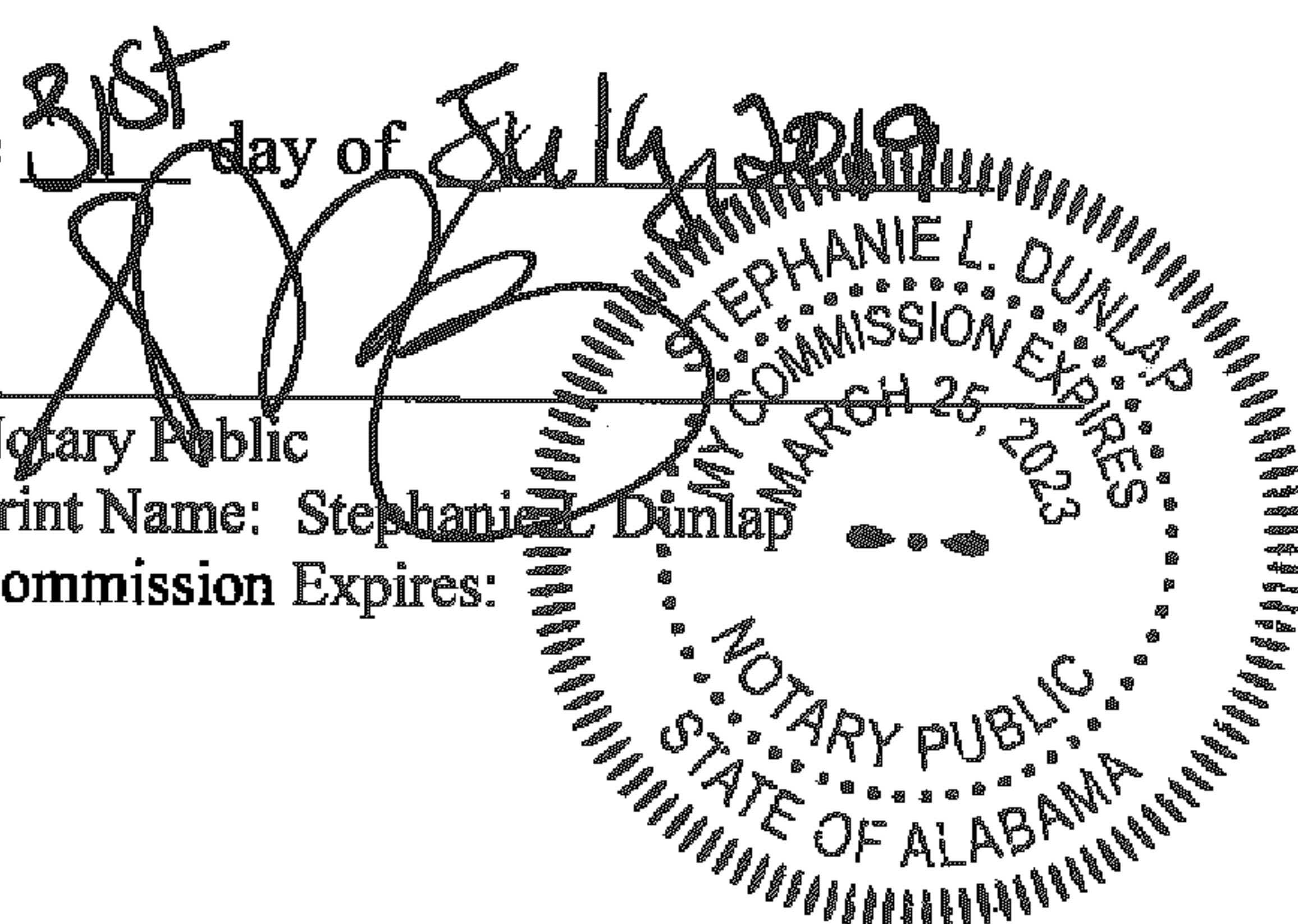


Raven Peggins

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raven Peggins, 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



(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2019 09:15:44 AM
\$44.00 CHERRY
20190805000279440

Allen S. Boyd