

Send tax notice to:

Arthur C. Moss
113 Cameron Drive
Chelsea, Al 35043
BHM1901023

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 is consideration of **Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Highpointe Rentals, LLC**, an Alabama limited liability company, whose mailing address is 2251 Emmet Cove, Birmingham, AL 35242, (hereinafter referred to as "Grantor") by **Arthur C. Moss**, whose mailing address is 113 Cameron Drive, Chelsea, Al 35043, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **113 Cameron Drive, Chelsea, Al 35043**, to-wit:

Lot 4, according to the Survey of Cameron Woods, as recorded in Map Book 23, Page 106, in the Probate Office 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.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed on this, the 8th day of August, 2019.

Highpointe Rentals, LLC

By: _____

John Lawley

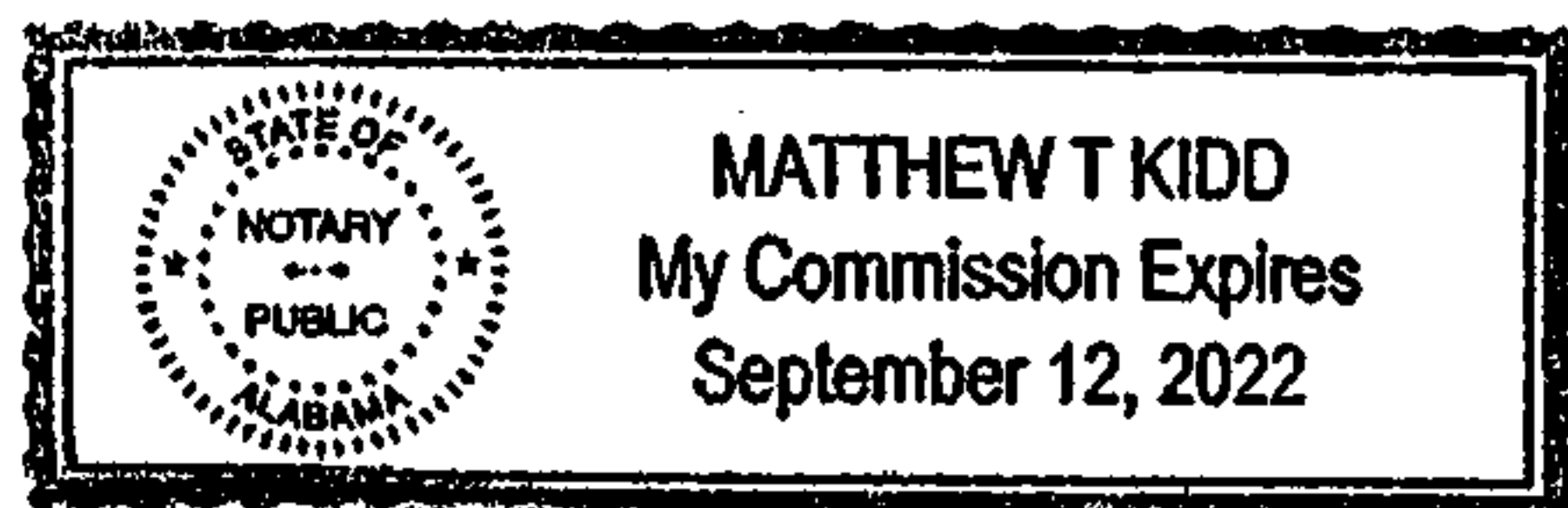
Its: _____

Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Lawley**, whose name as **Member of Highpointe Rentals, LLC**, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this, the 8th day of August, 2019.



Notary Public

Print Name: **Matthew T Kidd**

Commission Expires: **9.12.22**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2019 08:52:15 AM
\$268.00 CHERRY
20190812000290030

Alexis S. Bayl