

20190917000341770

09/17/2019 03:49:49 PM

DEEDS 1/2

Send tax notice to:

Sharon E. Harper

210 PARKWAY CIRCLE
MONTEVALLO, AL 35115

BHM1901187

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) in hand paid to the undersigned, **Red Sparrow Investments, LLC**, whose mailing address is:

370 PARKWAY CIR, MONTEVALLO, AL 35115 (hereinafter referred to as "Grantor"), by **Sharon E. Harper** (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, to-wit:

Lot 26, Block 6, Arden Subdivision, Town of Montevallo, Shelby County, Alabama, according to the Map recorded in Map Book 3, Page 64, 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.

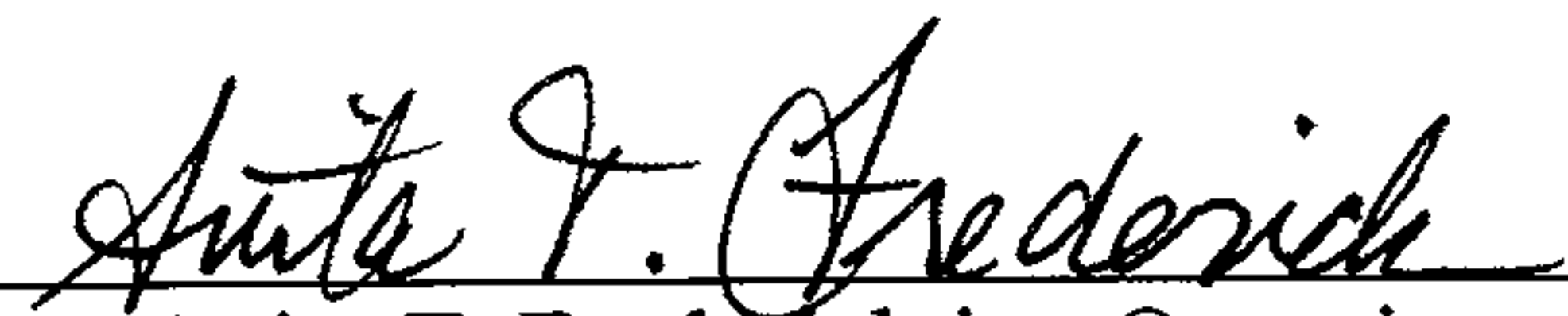
\$102,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 13th
day of September, 2019

Red Sparrow Investments, LLC


By: Anita T. Frederick its: Organizer

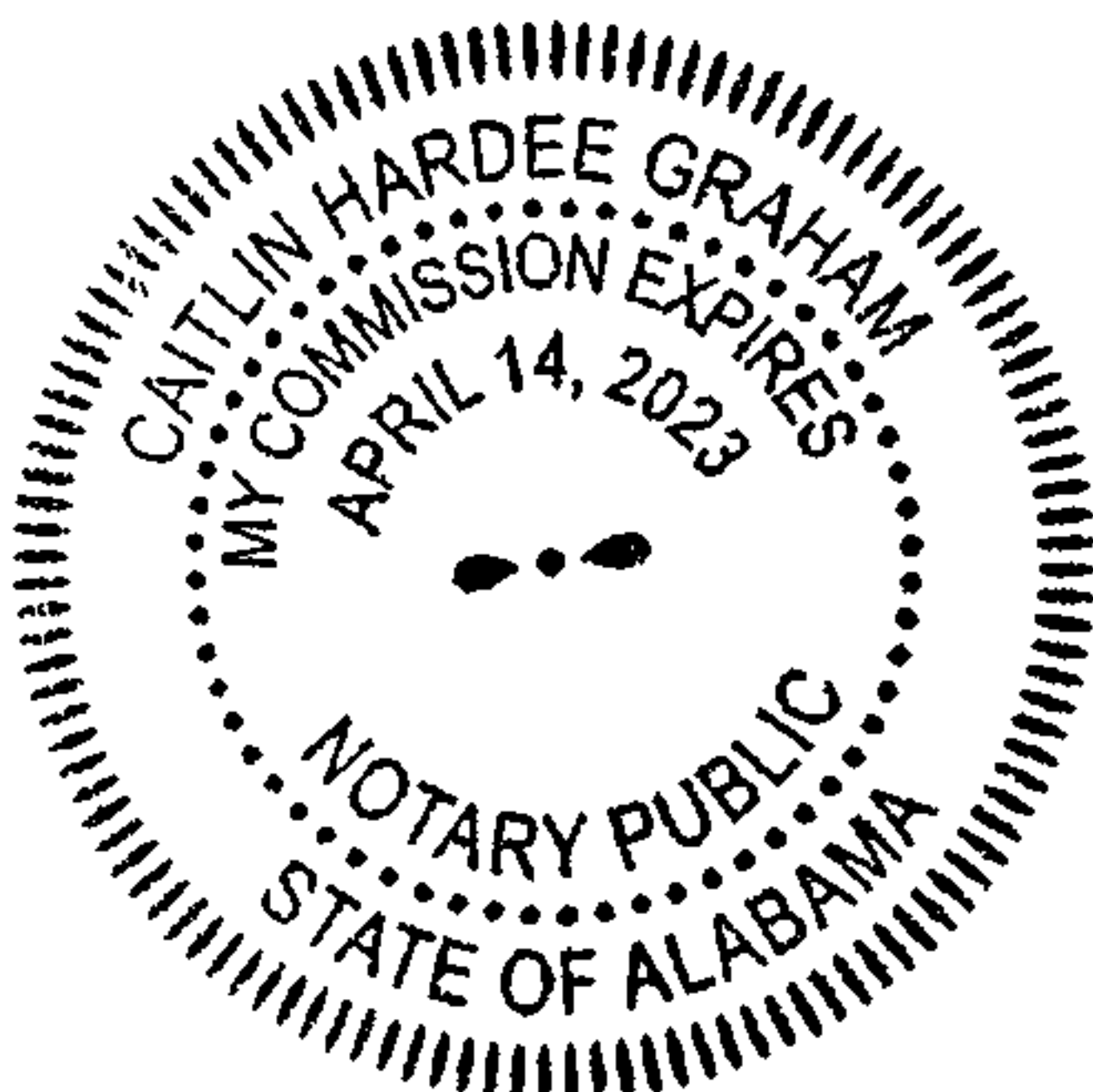
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Red Sparrow Investments, LLC, whose name is 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 executed the same voluntarily, and in her capacity as such Organizer on the day the same bears date.

Given under my hand and official seal this, the 13 day of SEPTEMBER 2019

(Notary Seal)


Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2019 03:49:49 PM
\$145.00 CHERRY
20190917000341770

