

Send tax notice to:
KARA BURNS
501 CREEKVIEW LANE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2019607

20191002000361930
10/02/2019 01:34:25 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **BRADEN S. HARRIS and ANIA HARRIS, HUSBAND AND WIFE** whose mailing address is: 5427 Hunter Village Dr. Ooltewah TN 37363 (hereinafter referred to as "Grantors") by **KARA BURNS** whose property address is: **501 CREEKVIEW LANE, PELHAM, AL, 35124** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 1, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. 30 foot front and side building line as shown on recorded plat.
3. Part of a 15 foot easement along the Northeasterly line as shown on recorded plat.
4. Right of way granted to Alabama Power Company as set forth in Volume 265, page 223, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Deed Book 263, Page 350 and Deed Book 263, Page 335 and any amendments thereto, in the Probate Office of Shelby County, Alabama.

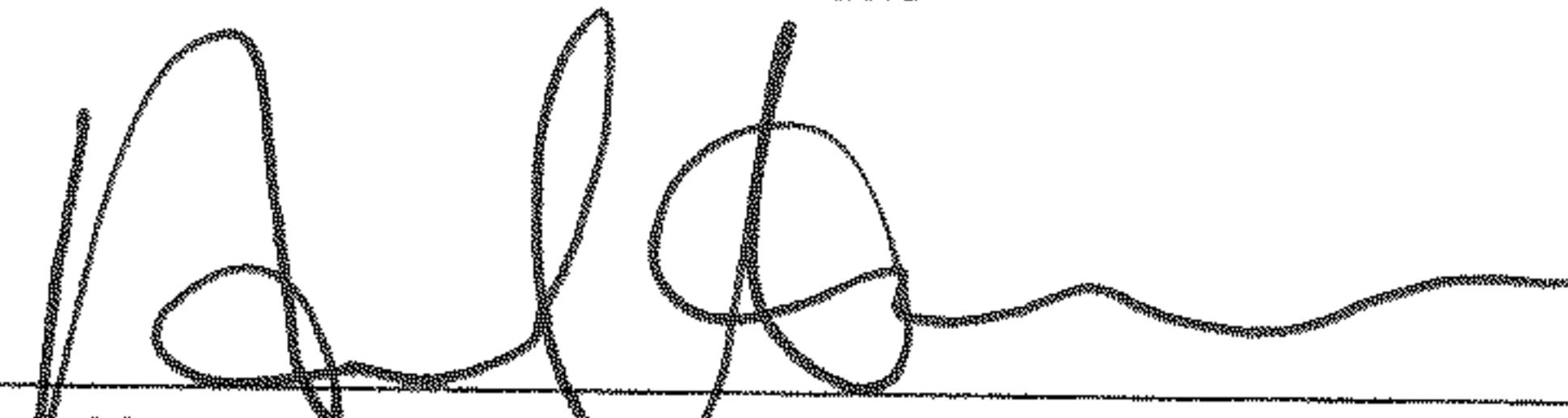
\$185,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of September, 2019.

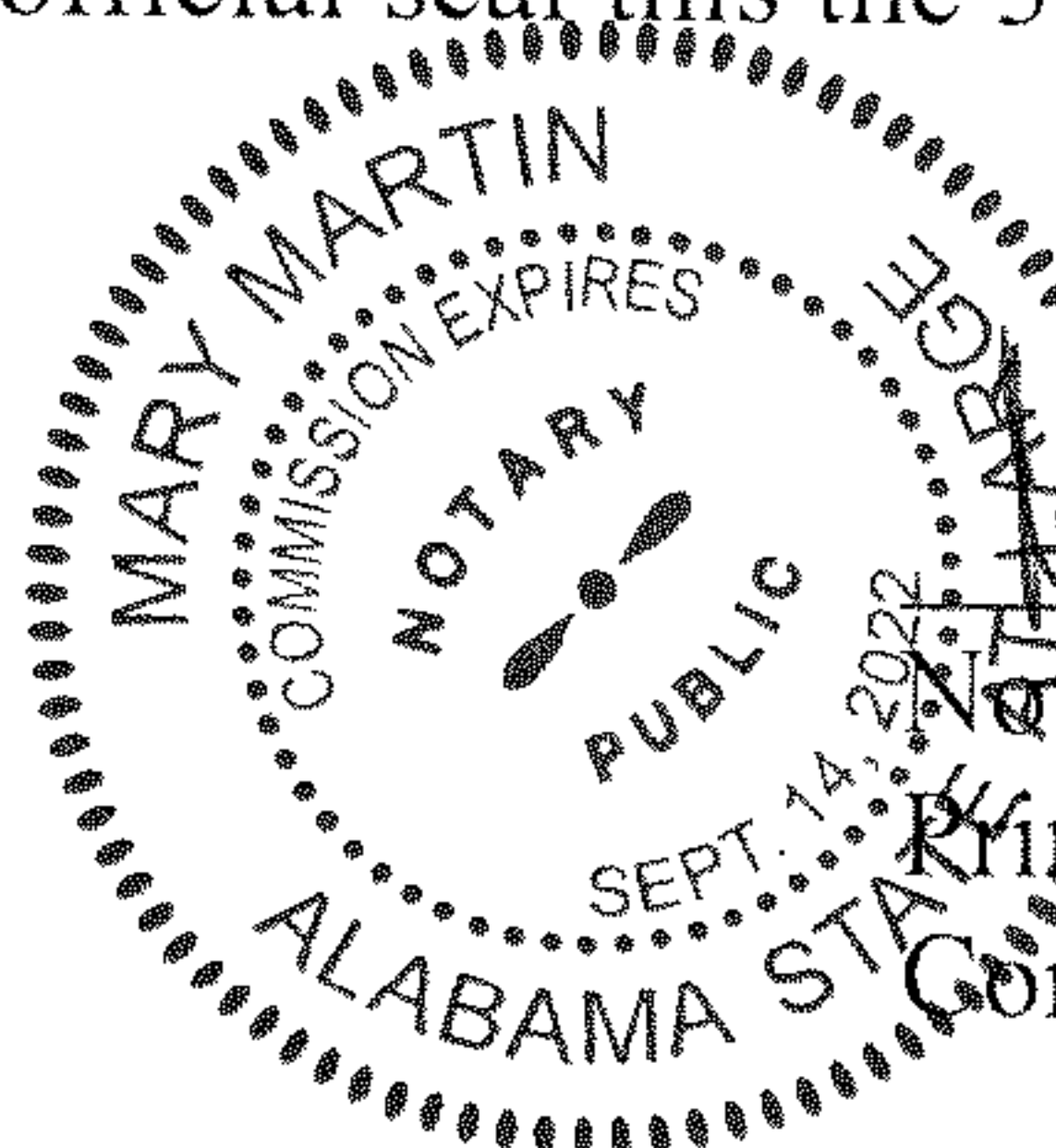
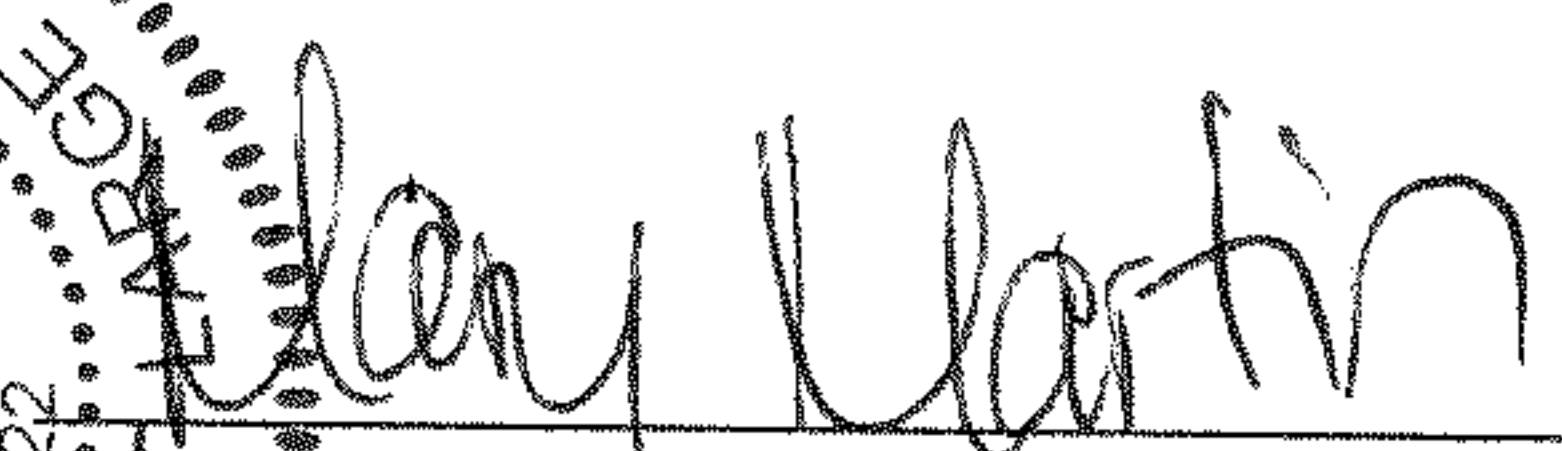

BRADEN S. HARRIS


ANIA HARRIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRADEN S. HARRIS and ANIA HARRIS 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 30th day of September, 2019.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2019 01:34:25 PM
\$35.00 CHARITY
20191002000361930

