

Send tax notice to:
Jeremey and Abbey Hankins
1017 Legacy Dr
Birmingham, AL 35242
BHM1901135

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
Assessed Value: \$322,000

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **EDR, LLC**, whose mailing address is: **1401 Doug Baker, Suite 107-182, Birmingham, AL 35242** (hereinafter referred to as "Grantors"), by **Jeremey Hankins and Abbey Hankins** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, to-wit:

Lot 2, according to the Survey of Legacy Meadows, as recorded in Map Book 47, Page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$00.00 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 Grantors do 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 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, EDR, LLC, an Alabama Limited Liability Company, by Jeremy Hankins its Sole Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 21st day of October.

Jeremy Hankins
EDR, LLC by Jeremy Hankins its:
Sole Member

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremy Hankins, whose name as its Sole Member of EDR, LLC, an Alabama limited liability company, 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, she/he, in his/her 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 21st day of October 2019

Nancy J Brunk
Notary Public

Print Name:

Commission Expires:

11/3/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2019 03:33:30 PM
\$347.00 CHERRY
20191022000389270

Allie S. Bayl

