

Send tax notice to:
PARKER C. BAGWELL
117 PARK PLACE COURT
ALABASTER, AL, 35007

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

STATE OF ALABAMA

2019722

20191031000402710

Shelby COUNTY

10/31/2019 12:04:31 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Three Thousand Four Hundred and 00/100 Dollars (\$163,400.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARILYN HARRISON, A SINGLE INDIVIDUAL** whose mailing address is: 414 Arrowhead Dr Montgomery AL 36117 (hereinafter referred to as "Grantors") by **PARKER C. BAGWELL** whose property address is: **117 PARK PLACE COURT, ALABASTER, AL, 35007** 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 7, according to the Survey of Park Place, Second Addition, as recorded in Map Book 17, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

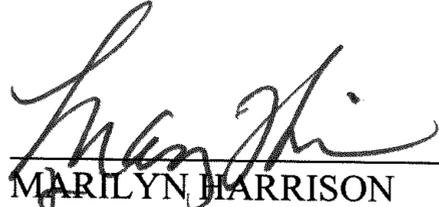
SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .
3. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of the Park Place, Second Addition, as recorded in Map Book 17, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Restriction Covenants in favor of Alabama Power Company recorded as Instrument No. 1994-1188, in said Probate Office.
5. Declaration of Covenants, Conditions, Restrictions and Rights of Park Place Second Addition recorded as Instrument No. 1993-7953, in said Probate Office.

\$158,498.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

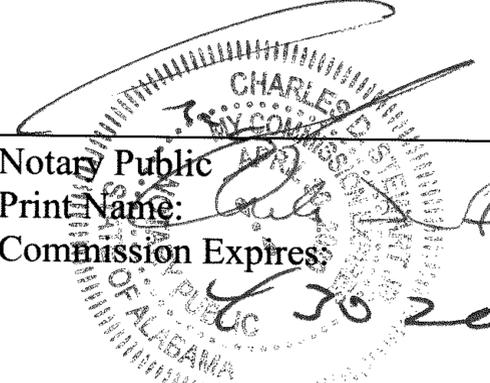
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of October, 2019.


MARILYN HARRISON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARILYN HARRISON 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 29th day of October, 2019.


Notary Public
Print Name: Charles D. Stearns
Commission Expires: 8/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2019 12:04:31 PM
\$30.00 CHERRY
20191031000402710

Alicia S. Boyd