

Send tax notice to:

Jason & Janet Dockery

340 Deer Ridge Lane

Chelsea, Alabama 35043

HOV1900514

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 in consideration of Two Hundred Ninety Nine Thousand and 00/100 Dollars (\$299,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **David L. Higgins and Rosemary Higgins**, a married couple, whose mailing address is 386 Hwy 277, Helena, AL 35043 (hereinafter referred to as "Grantor") to **Jason Scott Dockery and Janet Dockery**, with joint rights of survivorship, (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 30, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 1, as recorded in Map Book 32, Page 24, in the Probate Office of Shelby County, Alabama.

\$284,050.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

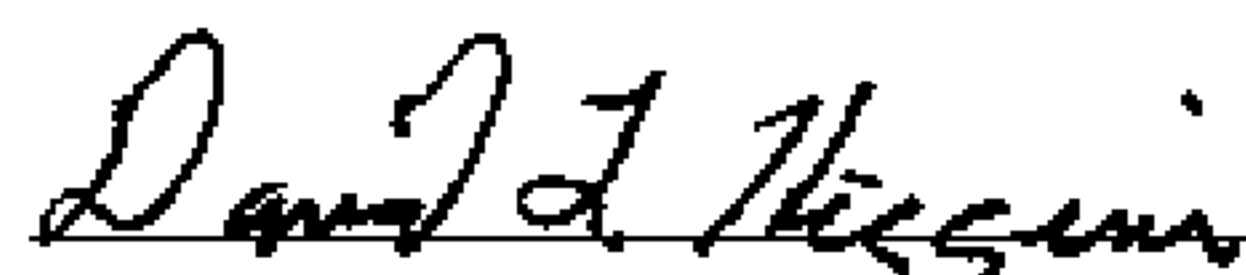
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

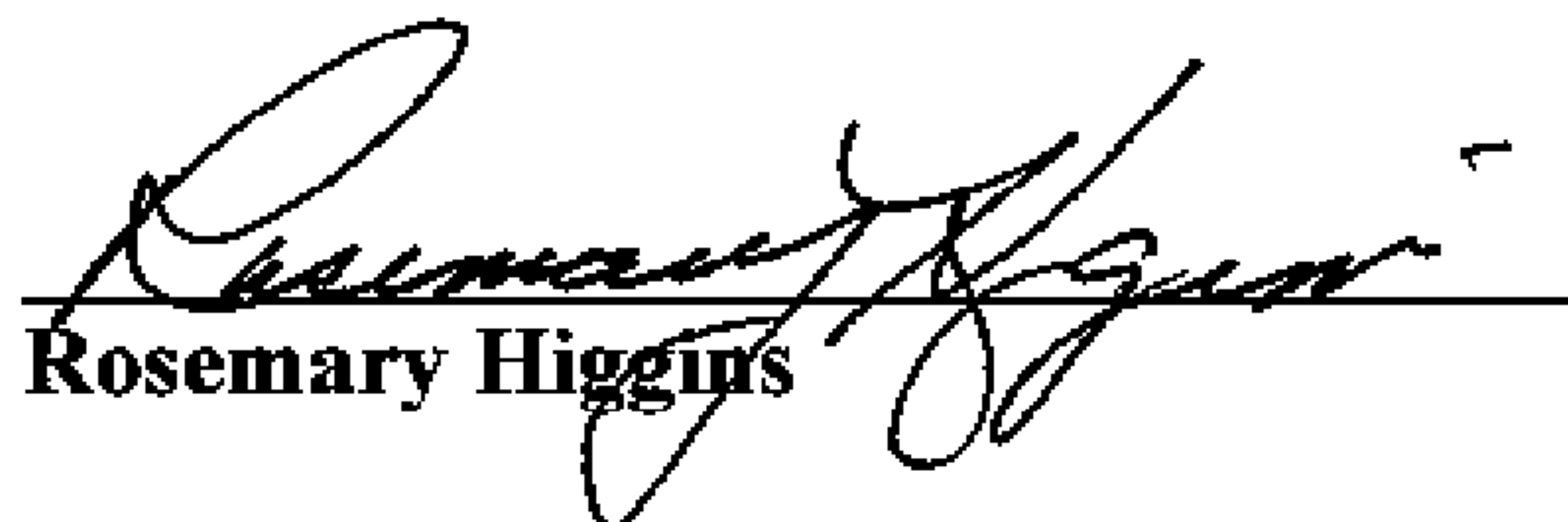
MINING AND MINERAL RIGHTS EXCEPTED.

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, **David L. Higgins and Rosemary Higgins**, who are authorized to execute this conveyance, has caused this conveyance to be executed on this the 4th day of December, 2019.


David L. Higgins


Rosemary Higgins

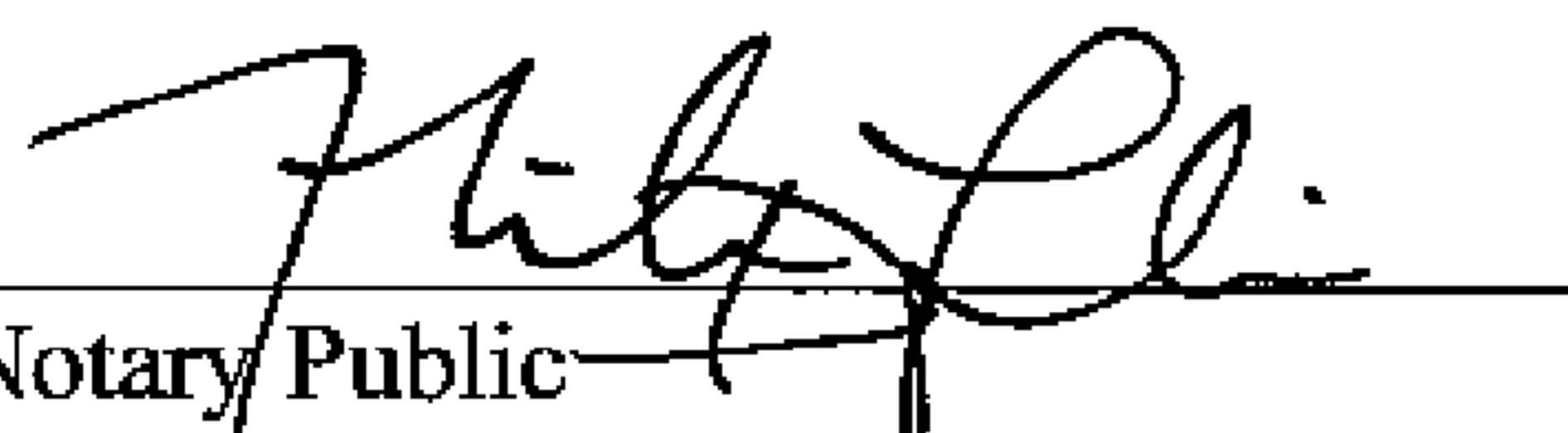
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David L. Higgins and Rosemary Higgins**, 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 4th day of December, 2019.

(NOTARIAL SEAL)




Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2019 03:37:34 PM
\$40.00 CHERRY
20191205000450980

