

This Instrument prepared (without
benefit of a survey or title search) by:
Andrew J. Potts, Esq.
Law Offices of Andrew J. Potts
P.O. Box 59242
Birmingham, Alabama 35259

Send Tax Notice To:
Bobby J. Harris
3489 Blankenship Road
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 10
day of February, 2020 by **SOUTHCREST PROPERTIES, LLC**, an Alabama limited
liability company (hereinafter referred to as the "Grantor"), to **BOBBY J. HARRIS** and
DIANE MILLER (hereinafter referred to as the "Grantees"), residents of the State of Alabama.

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in
hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and
sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant,
bargain, sell and convey unto Grantees **BOBBY J. HARRIS** and **DIANE MILLER** as joint
tenants with right of survivorship that certain real property situated in Shelby County, Alabama,
more particularly described as follows (the "Property"):


Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 7,
Township 20 South, Range 3 West and run East along the South line of said
1/4-1/4 Section 500 feet for point of beginning; thence continue in an Easterly
direction along South line of said 1/4-1/4 section 330 feet; thence turn an
angle of 91 degrees 12 minutes 15 seconds to the left in a Northerly direction
parallel with the West line of said 1/4-1/4 section 400 feet; thence turn an
angle of 88 degrees 47 minutes 30 seconds to the left in a Westerly direction
parallel to the South line of said 1/4-1/4 Section 330 feet; thence turn an angle
of 91 degrees 12 minutes 15 seconds to the left in a Southerly direction
parallel with the West line of said 1/4-1/4 section 400 feet more or less to the
point of beginning.

Together with and subject to a non-exclusive easement for ingress and egress
recorded in Instrument 1994-12765.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining
and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the
Property.

This conveyance is subject to:

Shelby County, AL 02/12/2020
State of Alabama
Deed Tax: \$454.00


20200212000059070 1/3 \$482.00
Shelby Cnty Judge of Probate, AL
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1. Liens for all real estate taxes and assessments for the year 2020 and all subsequent years, which are not yet due and payable.

2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the above-described property or that would be disclosed by an accurate survey or careful physical inspection of the land herein described.

TO HAVE AND TO HOLD, to the said Grantees, their heirs, executors, administrators, successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantees, their heirs, executors, administrators, successors and assigns, that Grantor, its successors and assigns, shall warrant and defend the same to Grantees, their heirs, executors, administrators, successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Source of Title: Instrument 20151120000401600 recorded in the Office of the Judge of Probate of Shelby County, Alabama on November 20, 2015.

Pursuant to the provisions of Ala. Code§ 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Southcrest Properties, LLC
One Riverchase Ridge
Birmingham, AL 35244

Grantee's Name and Mailing Address:

Bobby J. Harris
3489 Blankenship Road
Birmingham, AL 35244

Property Address: 3489 Blankenship Road
Sales Price: \$454,000.00

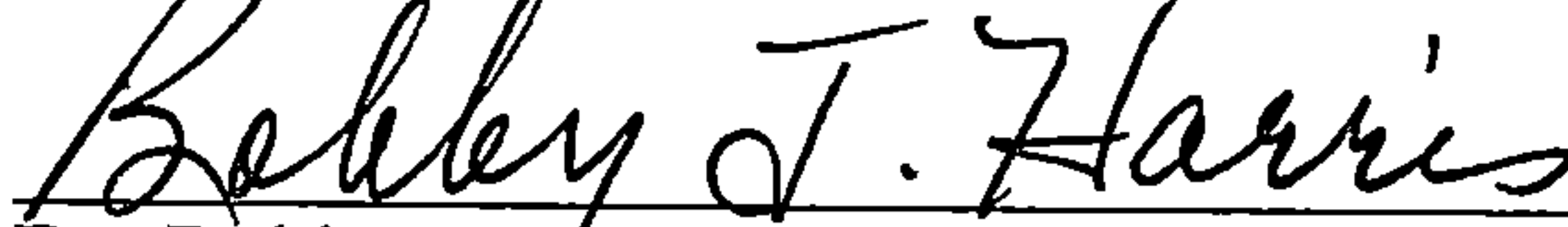
IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

SOUTHCREST PROPERTIES, LLC

By: Its Manager/Member

ESTATE OF KAREN D. HARRIS



By: Bobby J. Harris, Personal Representative of the
Estate of Karen D. Harris, deceased, Shelby County
Probate Case #PR-2015-000454



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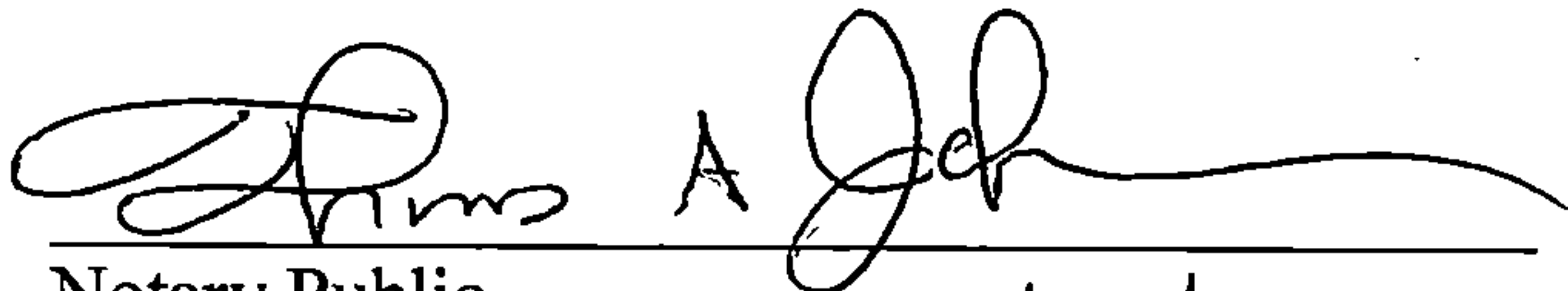
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BOBBY J. HARRIS, whose name as Personal Representative of the Estate of Karen D. Harris, deceased, the Manager/Member of Southcrest Properties, LLC, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10th day of February 2020.


[Notary Seal]



Notary Public

My Commission Expires: 1/17/2021

THOMAS A JOHNSON
Notary Public, Alabama State At Large
My Commission Expires Jan. 17, 2021



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