

Send tax notice to:
HIGH RATL'R RANCH, LLP
161 GREY OAKS CT
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

2020344

Shelby COUNTY

20200520000202010
05/20/2020 03:43:27 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TOMMY ALLEN WATKINS and JESSICA TAYLOR WATKINS, HUSBAND AND WIFE** whose mailing address is: 4720 Eagle Wood Ct Birmingham AL 35242 (hereinafter referred to as "Grantors") by **1031 OF THE PLAINS, LLC, QUALIFIED INTERMEDIARY FOR HIGH RATL'R RANCH, LLP** whose property address is: **161 GREY OAKS CT, 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 296, according to the Survey of Grey Oaks, Sector 2, Phase 2, as recorded in Map Book 45, Page 14, in the Probate Office 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. Such state of facts as shown on plat of Grey Oaks, Sector 2, Phase 2, as recorded in Map Book 45, Page 14, in the Probate Office of Shelby County, Alabama.
3. Building lines, right of ways, easements, restrictions, reservations and conditions as recorded, if any.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No.2013082000315870, Instrument No. 20140116000015970 and Instrument No. 20170424000139590, and any amendments thereto, in the Probate Office of Shelby County, Alabama

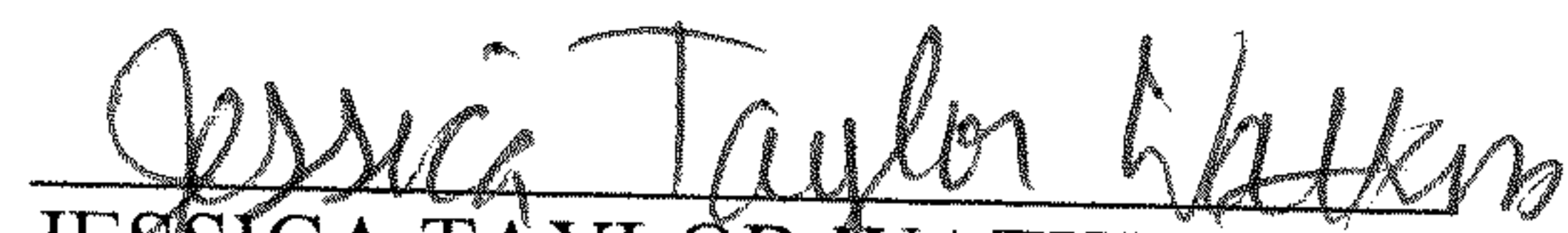
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 18th day of May, 2020.

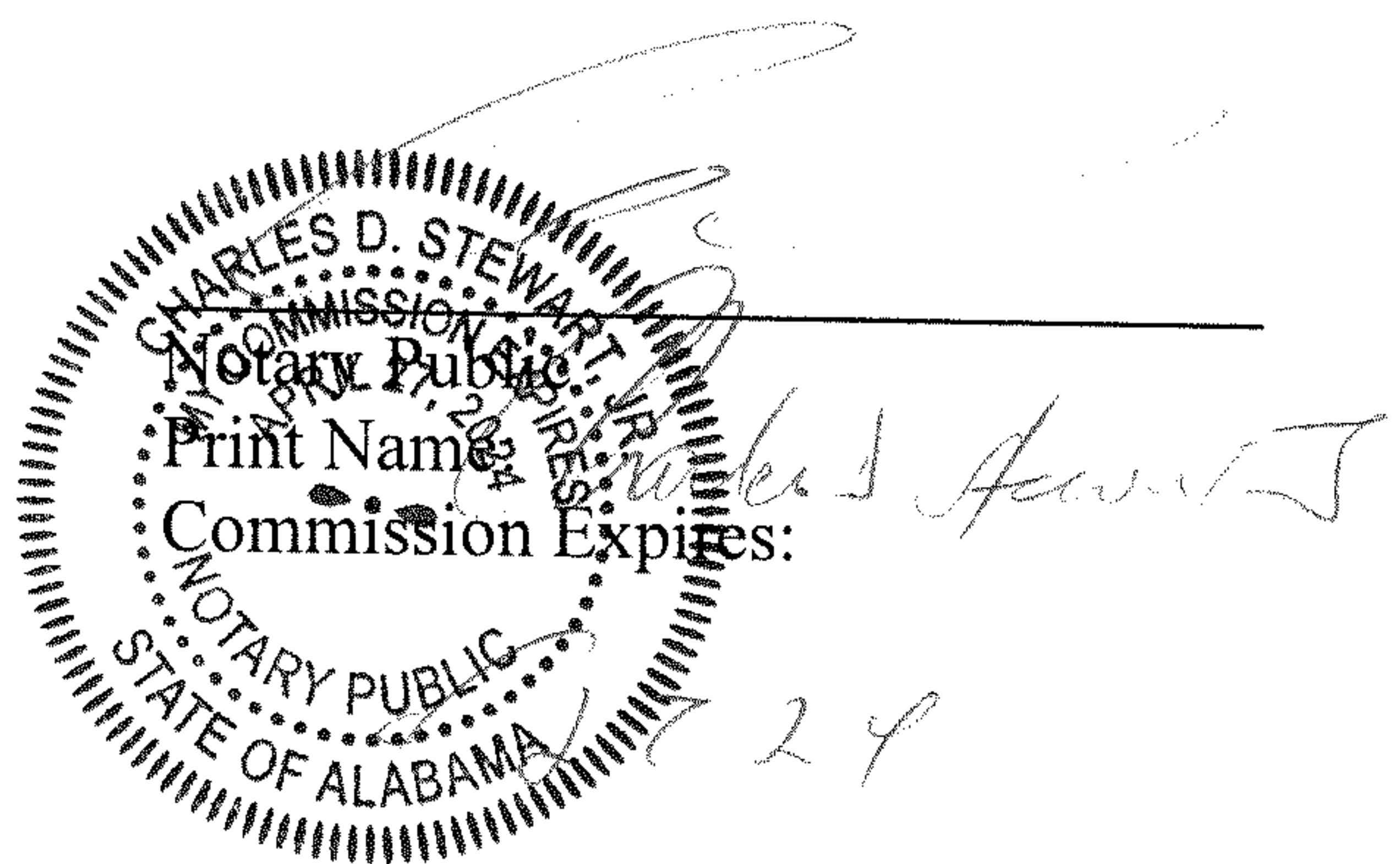

TOMMY ALLEN WATKINS


JESSICA TAYLOR WATKINS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TOMMY ALLEN WATKINS and JESSICA TAYLOR WATKINS 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 18th day of May, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2020 03:43:27 PM
\$415.00 CHERRY
20200520000202010

