

Send tax notice to:
WILLIAM F NAHRGANG, JR.
128 1ST AVE W
HELENA, AL, 35080

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

STATE OF ALABAMA

2020370

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifty-Six Thousand Five Hundred Fifty-Nine and 00/100 Dollars (\$256,559.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Sierra Building Company, LLC** whose mailing address is: P.O. Box 612, Helena AL 35080 (hereinafter referred to as "Grantor") by **WILLIAM F NAHRGANG, JR. and BRANDI L NAHRGANG** whose property address is: **128 1ST AVE W, HELENA, AL, 35080** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 12, according to the re-survey of part of Block 12 of Joseph Squires Map of the Town of Helena, Alabama, recorded in Map Book 8, Page 56, 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. Building Lines, right of ways, easements, restrictions, reservations and conditions as recorded, if any.
3. Less and except any portion of subject property lying within a road right of way.

\$230,903.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, Sierra Building Company, LLC by Billy Gossett, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of June, 2020.

Sierra Building Company, LLC

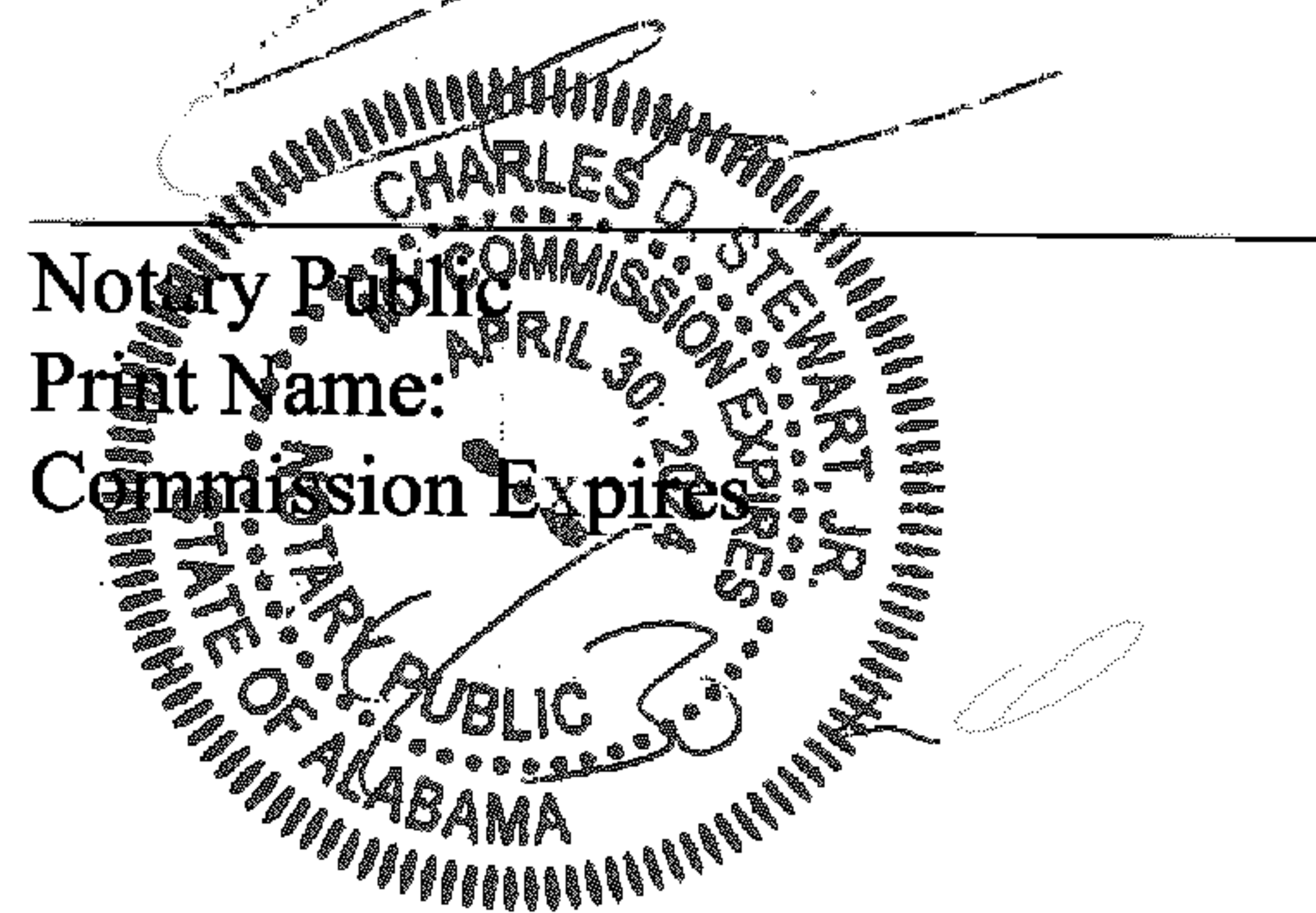
BY: Billy Gossett

ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Gossett, whose name as Member of Sierra Building Company, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 29th day of June, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 09:04:57 AM
\$51.00 CATHY
20200701000270380

Allen S. Bayl