

20200708000281470  
07/08/2020 07:56:38 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Leah M. Sellers and Markco Raeshaun Henderson  
9386 Brook Forest  
Helena, AL 35080  
Value is \$59,500  
(1/2 of Assessed Total Market Value- \$119,000)

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #275  
Birmingham, Alabama 35243  
BHM2000872

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of no and 00/100 Dollars (\$0.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Leah M. Henderson fka Leah M. Sellers and Markco Raeshaun Henderson, a married couple, whose address is 9386 Brook Forest, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by Leah M. Sellers and Markco Raeshaun Henderson (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, Leah M. Henderson and Markco Raeshaun Henderson, a married couple, the following described real estate situated in Shelby County, Alabama, the address of which is 9386 Brook Forest, Helena, AL 35080-3397, to-wit:

Lot 24-A, according to the Survey of Brook Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Leah M. Henderson is one in the same as Leah M. Sellers Grantee in deed recorded in instrument No. 20160926000352390 in Shelby County, Alabama.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of  
July, 2020.

Leah M. Sellers  
Leah M. Sellers

Markco Raeshaun Henderson  
Markco Raeshaun Henderson

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Leah M. Henderson fka Leah M. Sellers and Markco Raeshaun Henderson, a married couple, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 17th day of July, 2020.

Jennifer Anne Warner  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/08/2020 07:56:38 AM  
\$84.50 CHERRY  
20200708000281470

Allen S. Boyd