

WARRANTY DEED

20200709000284320
07/09/2020 09:28:04 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Lynn Harper
Nicholas T Harper
152 Indian Gate Cir
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY FIVE THOUSAND AND OTHER GOOD AND VALUABLE CONSIERATION, and the purpose of clearing title, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Lynn Harper and spouse, Nicholas T. Harper
(herein referred to as Grantors) do grant, bargain, sell and convey unto

Lynn Harper and Nicholas T Harper
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 11, according to the Survey of Indian Gate Subdivision, as recorded in Map Book 32, page 40, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Lynn Harper is one and the same as Lynn Muggeo, grantee in that certain deed recorded in Instrument #20160425000133690 in the Probate Office of Shelby County, Alabama

\$287,500.00 of the consideration recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this June 29, 2020.

Lynn Harper
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Nicholas T. Harper

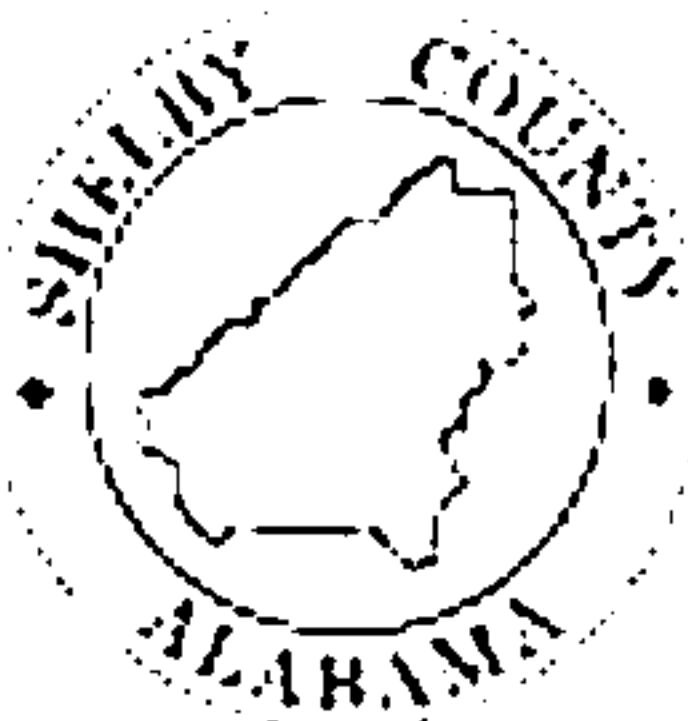
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Lynn Harper and spouse, Nicholas T. Harper, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 29, 2020.

My Commission Expires: 07/26/2020

Notary Public

Grantor's Address/Property Address:
152 Indian Gate Cir, Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2020 09:28:04 AM
\$23.00 CHERRY
20200709000284320

Allen S. Bayl

