

20200810000341030
08/10/2020 10:53:07 AM
DEEDS 1/2

Send tax notice to:
Ruth Bartholomew Grissom & Kelsey Nicole Grissom
3005 Brook Hill Drive
Birmingham, AL 35242
HOV2000419

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Matthew G Garmon and Anna Kathryn Garmon, husband and wife whose mailing address is: 24561 County Rd 222; Breman, AL 35033** (hereinafter referred to as "Grantors"), by **Ruth Bartholomew Grissom aka Ruth Grissom and Kelsey Nicole Grissom** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 3, according to the Amended Map of Meadow Brook, 16th Sector, Phase I, as recorded in Map Book 9, Page 151, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$328,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

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IN WITNESS WHEREOF, Grantor(s), Matthew G Garmon and Anna Kathryn Garmon have hereunto set their signature(s) and seal(s) on August 7, 2020.

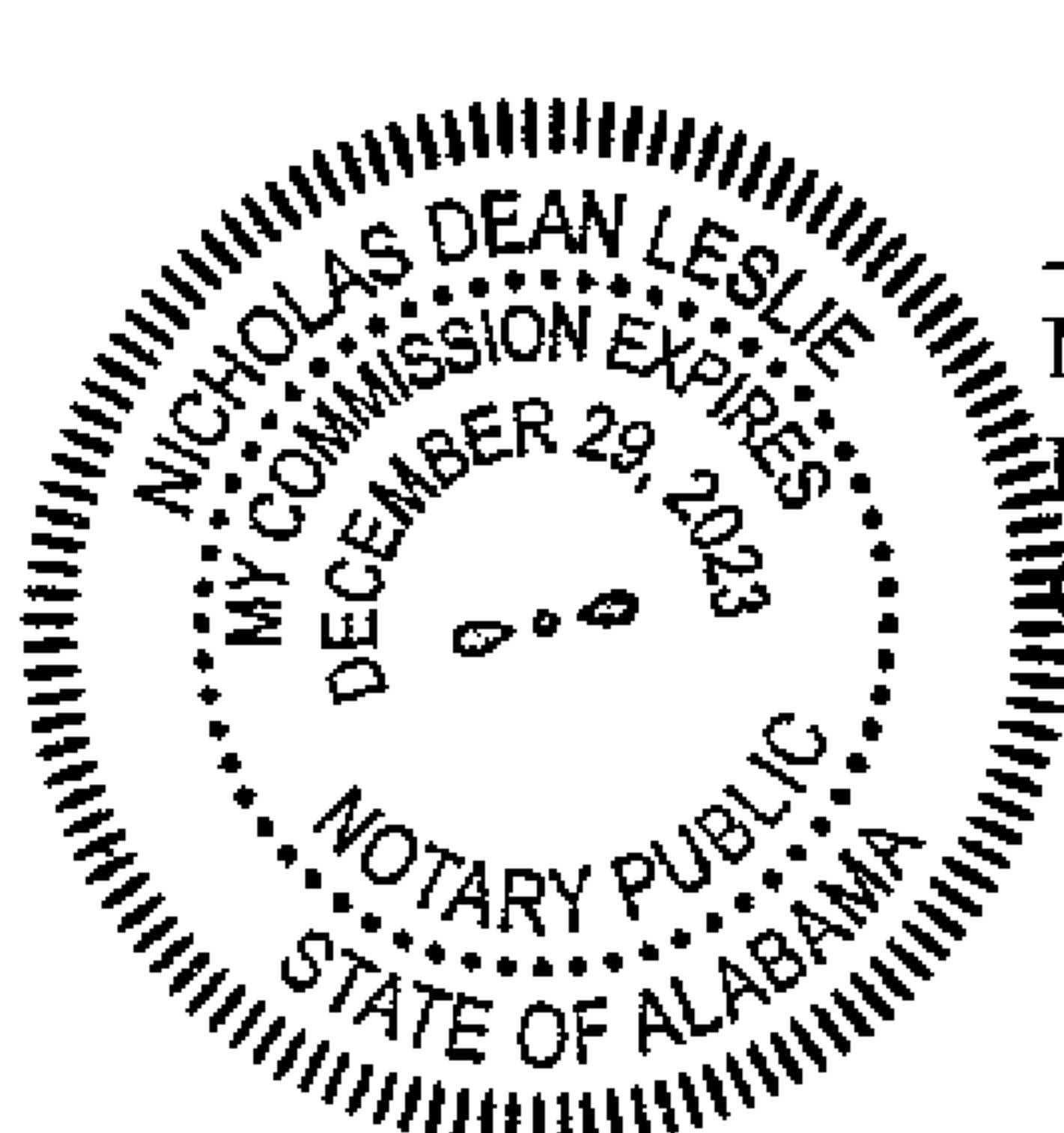
Matthew G. Garmon
Matthew G Garmon
Anna Kathryn Garmon
Anna Kathryn Garmon

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew G Garmon and Anna Kathryn Garmon, 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 7th day of August, 2020.

(NOTARIAL SEAL)



Nicholas Dean Leslie
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2020 10:53:07 AM
\$107.00 CHERRY
20200810000341030

Allie S. Bayl