

Send tax notice to:
BRANTLEY D GRIFFIN
321 APPLEFORD ROAD
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
Shelby COUNTY

2020596T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KAREN DAVIS, a single individual and LINDSEY S POURCIAU, a married woman** whose mailing address is: 1007 English Oak Dr., Helena AL 35080 (hereinafter referred to as "Grantors") by **BRANTLEY D GRIFFIN and JENNIFER GRIFFIN** whose property address is: **321 APPLEFORD ROAD, 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 52, according to the Survey of Hillsboro Subdivision, Phase I, as recorded in Map Book 37, page 104 A, B and C, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map or Survey of Hillsboro Subdivision, Phase I, as recorded in Map Book 37, page 104 A, B and C, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Hillsboro Residential Association, Inc. as recorded in Book LR200666, Page 12615, in the Probate Office of Jefferson County, Alabama, and unrecorded By- Laws thereof, and the Declaration of Protective Covenants of Hillsboro recorded in Instrument #20061121000567590 and Instrument #20081114000439290, in the Probate Office of Shelby County, Alabama, as amended.
5. Articles of Incorporation of Appleford Swim Club, Inc. as recorded in Bk: LR200666, Page: 12629 in the Probate Office of Jefferson County, Alabama, and unrecorded By-Laws thereof, and the
6. Covenants, Conditions, and Restrictions as recorded in Instrument #20061210000567600 and Instrument #20061121000567598 in the Probate Office of Shelby County, Alabama, as amended.

\$256,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of Lindsey S Pourciau nor that of her spouse.

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 10th day of August, 2020.

Karen Davis
By and through Courtney Hale
Her attorney in fact

KAREN DAVIS
By and through Courtney Hale
Her attorney in fact

Lindsey S. Pourciau

LINDSEY S POURCIAU

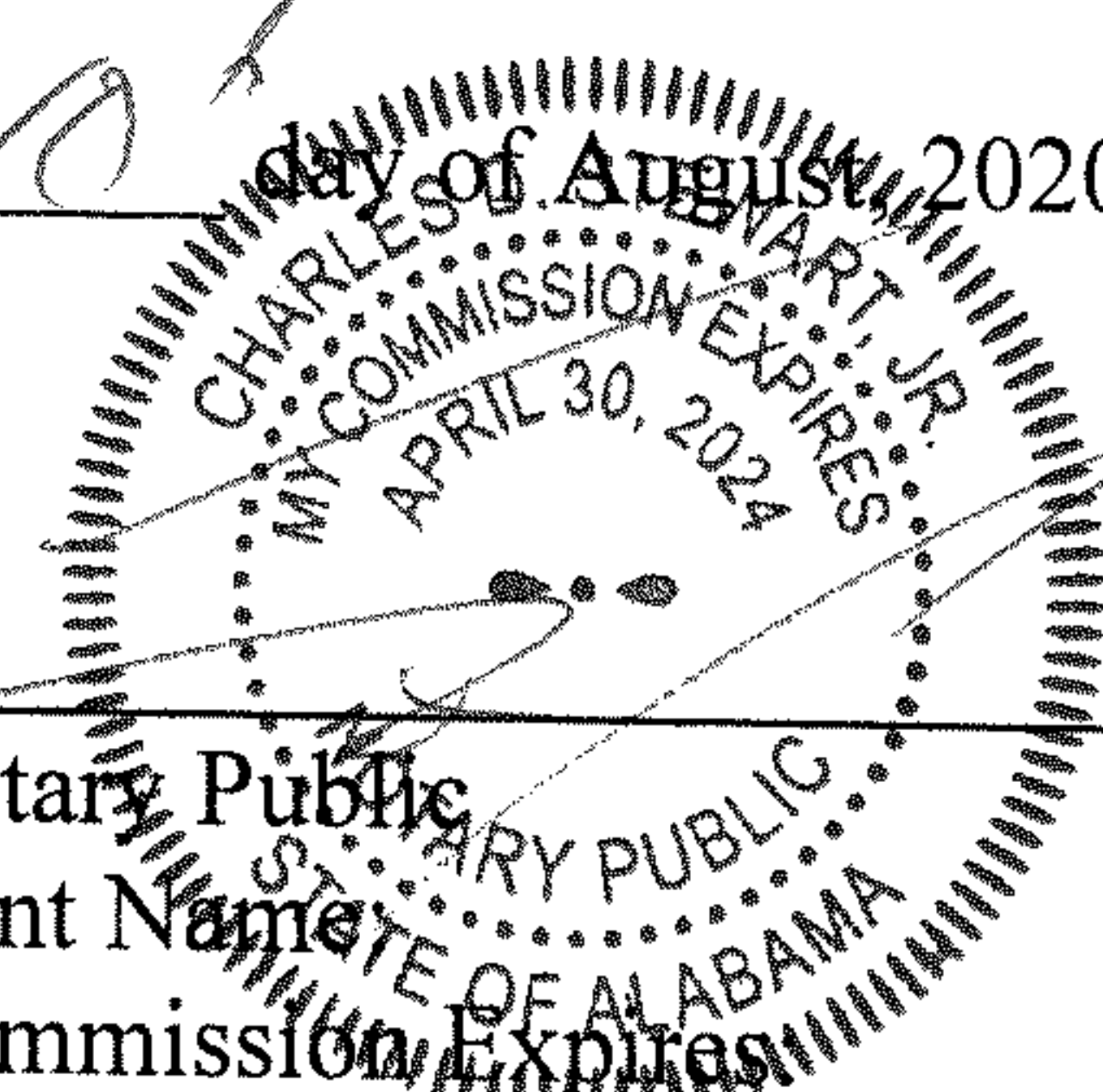
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LINDSEY S POURCIAU 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 10th day of August, 2020.

[Signature]

Notary Public
Print Name: _____
Commission Expires: _____



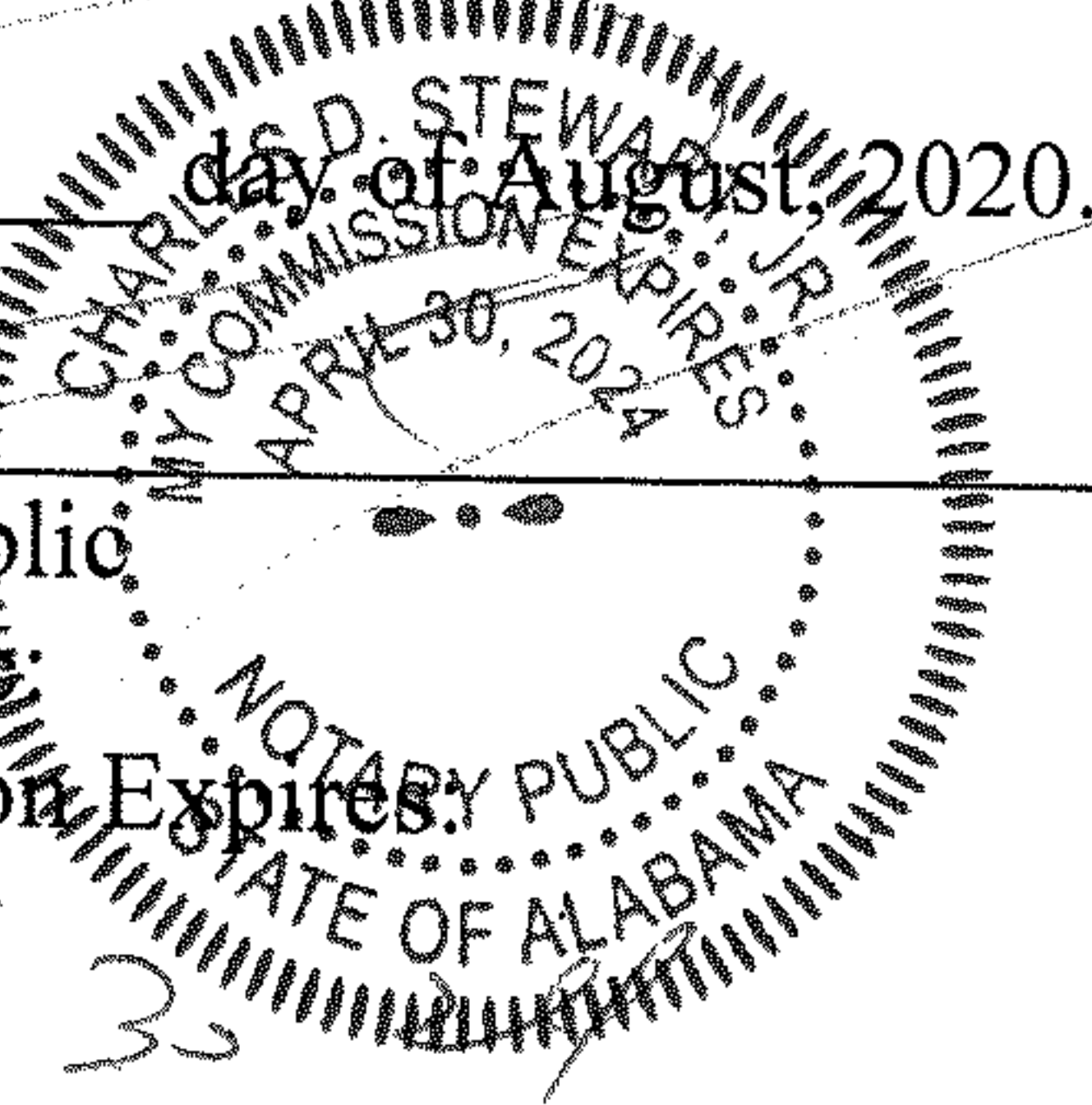
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Courtney Hale, whose name as Agent and Attorney in Fact for Karen Davis, 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, she executed the same voluntarily in her capacity as Attorney in Fact for Karen Davis on the day the same bears date.

Given under my hand and official seal this the 10th day of August, 2020.

[Signature]

Notary Public
Print Name: _____
Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2020 10:18:04 AM
\$89.00 CHERRY
20200812000345400

Cherry