

20200820000363420  
08/20/2020 03:39:11 PM  
DEEDS 1/2

Send tax notice to:  
Josh and Kristen Gillaspie  
173 River Birch Road  
Chelsea, Alabama 35043  
CHL2000189

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 **Two Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Heath Davenport and Andrea Davenport, husband and wife**, whose mailing address is:

4433 Hwy 26 Columbiana, AL 35051  
(hereinafter referred to as "Grantor"), by **Josh Gillaspie and Kristen Gillaspie, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 620, according to the Map and Survey of Windstone, Phase 6 Subdivision, as recorded in Map Book 33 Page 31, in the Probate Office 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.**

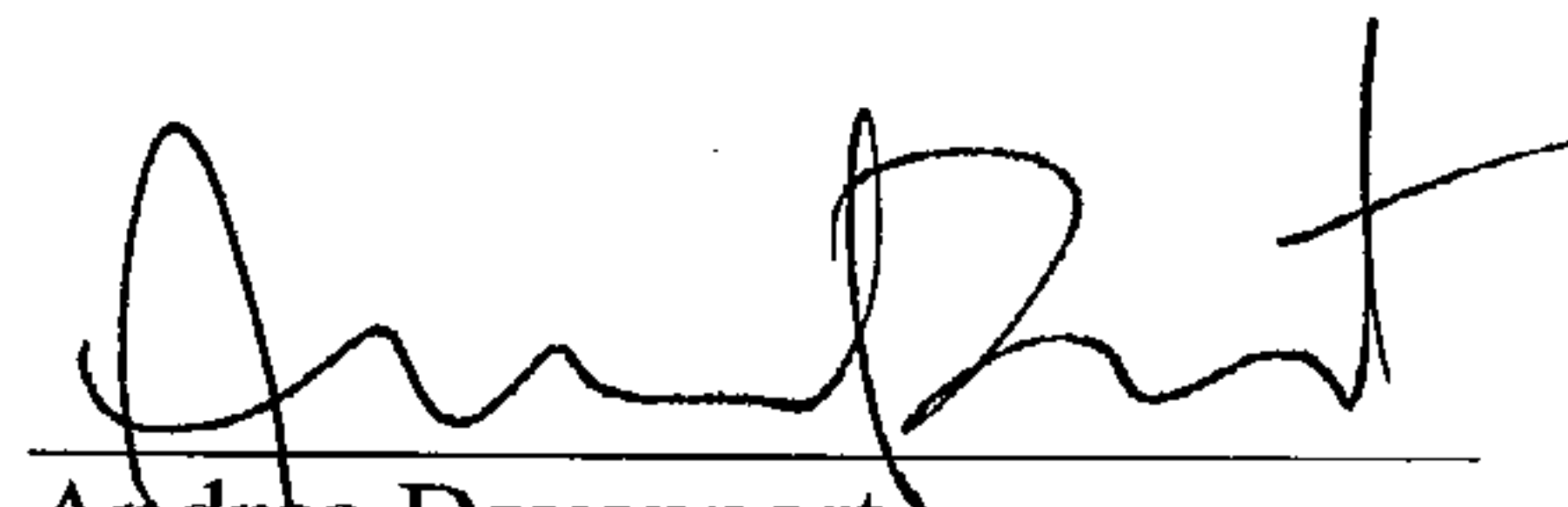
**\$265,905.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 14<sup>th</sup> day of August, 2020.

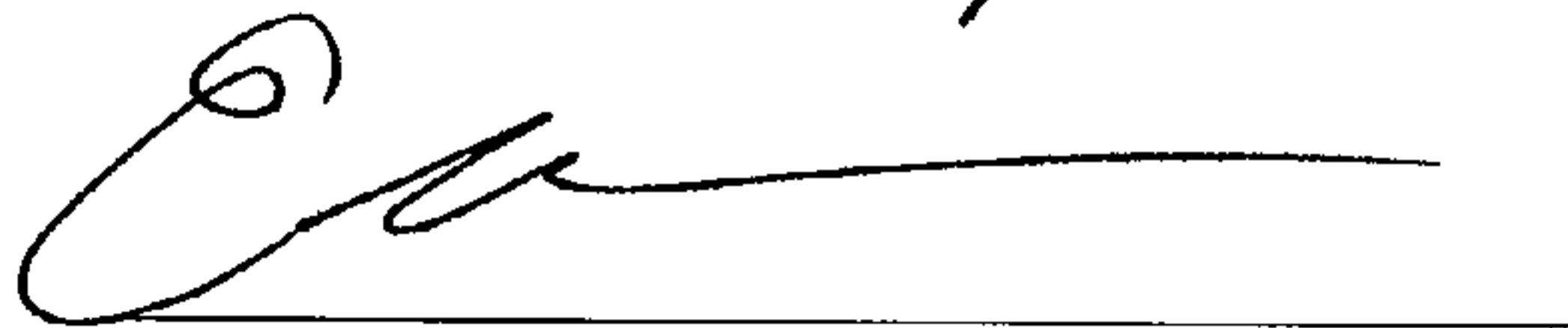
  
Heath Davenport

  
Andrea Davenport

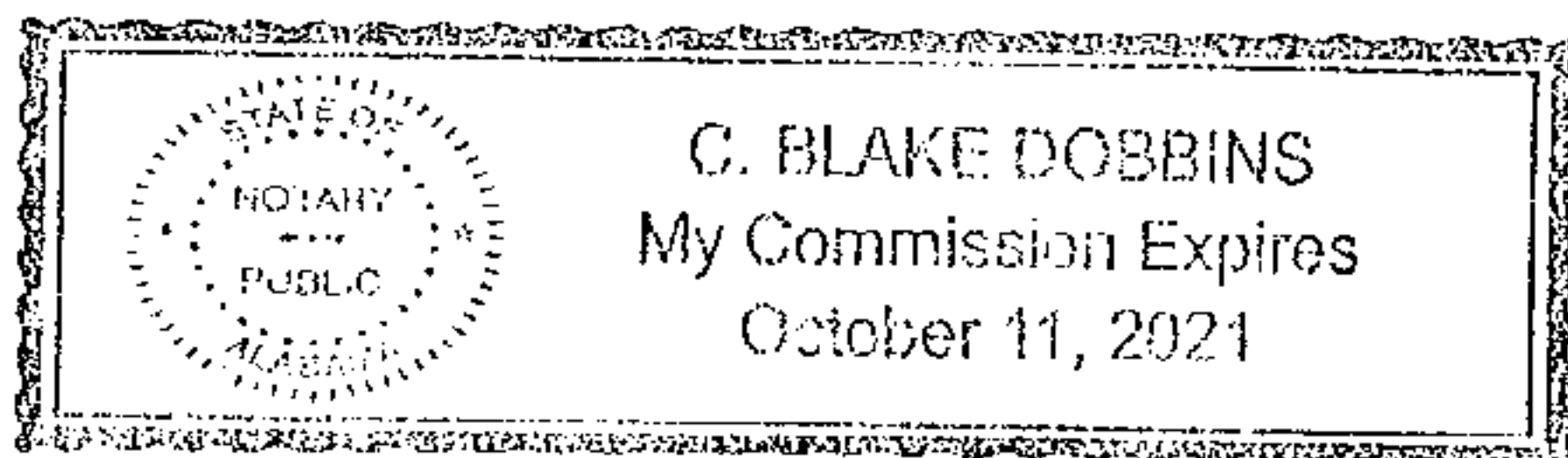
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heath Davenport and Andrea Davenport, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 14<sup>th</sup> day of August, 2020.



Notary Public  
Print Name: C. Blake Dobbins  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$39.00 JESSICA  
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Allie S. Beyl