

Send tax notice to:

BOND AND HARKINS PROPERTIES, LLC

1052 Greystone Cove Drive
Birmingham, Alabama 35242

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2020659

SHELBY COUNTY

20200901000386620

09/01/2020 11:23:21 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Four Thousand and 00/100 Dollars (\$184,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES M GOODSSELL and KIMBERLY D GOODSSELL, husband and wife,** whose mailing address is: 127 Peacham Road Danville VT 05828 (hereinafter referred to as "Grantors") by **BOND AND HARKINS PROPERTIES, LLC, A LIMITED LIABILITY COMPANY** whose property address is: **305 HIGH RIDGE COURT, PELHAM, AL, 35124** 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 Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 110, according to the Survey of Final Plat, High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama.

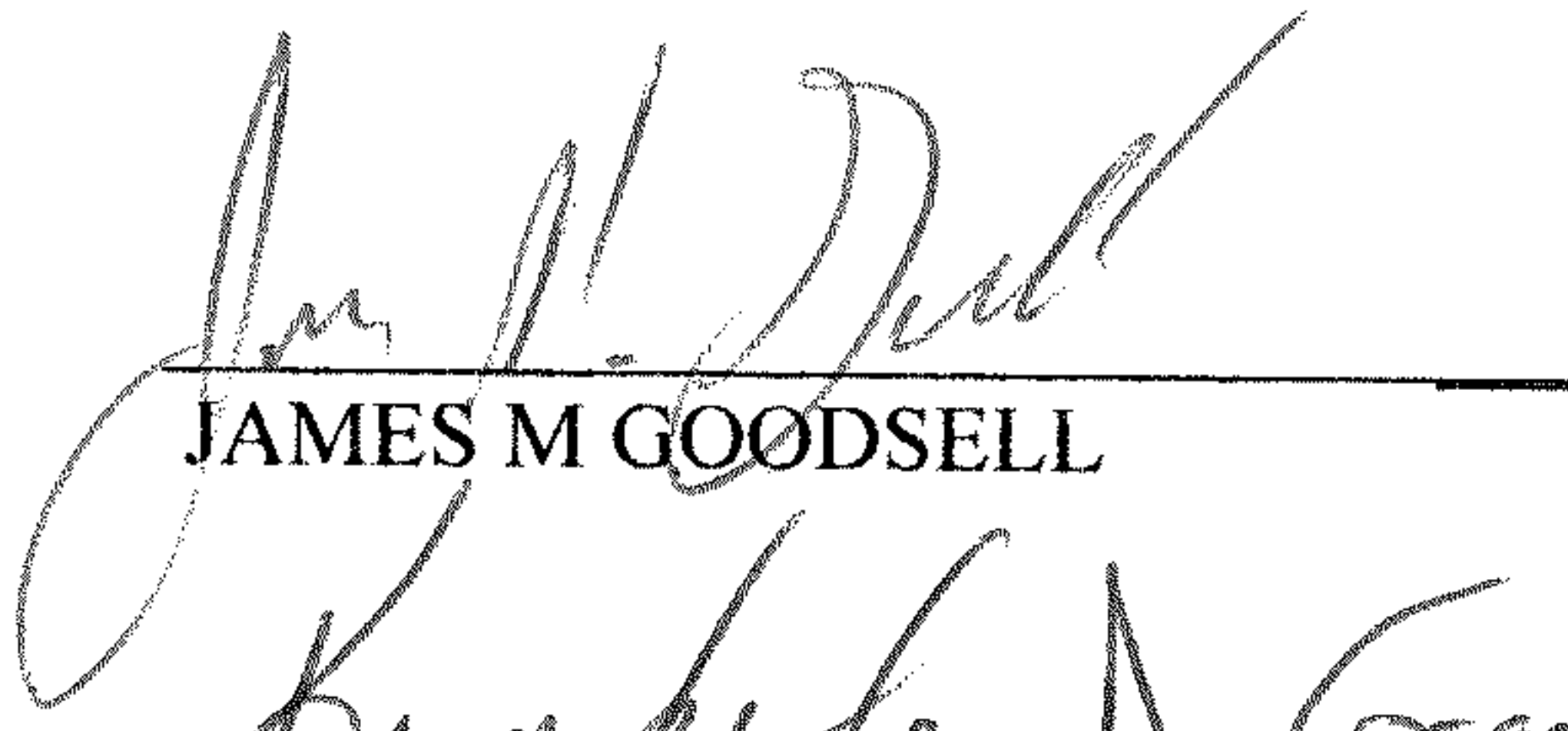
SUBJECT TO:

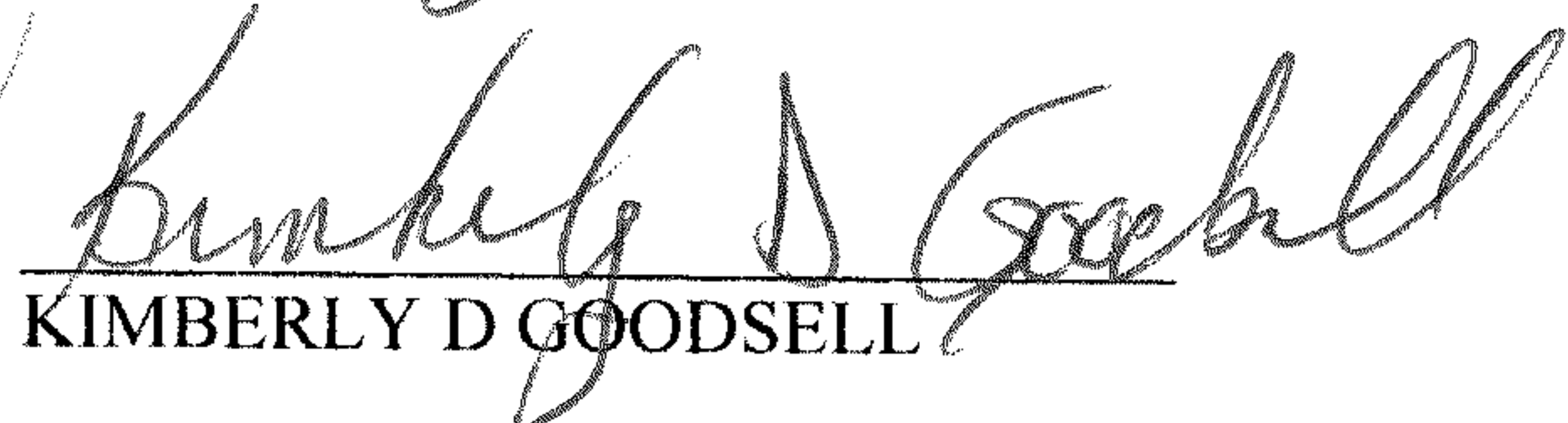
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2004-9479.

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 31st day of August, 2020.


JAMES M GOODSSELL


KIMBERLY D GOODSSELL

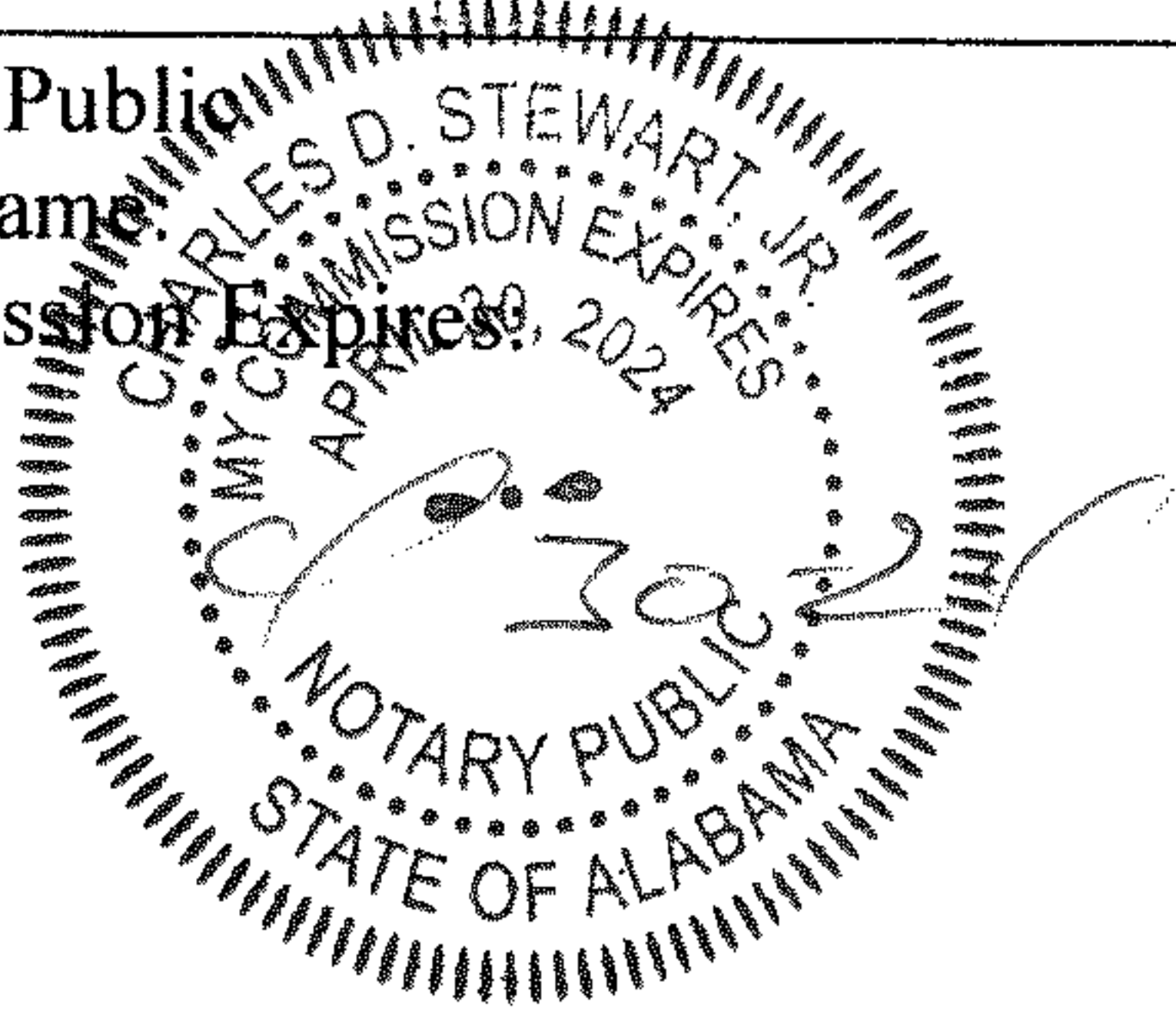
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES M GOODSELL and KIMBERLY D GOODSELL 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 31st day of August, 2020.



Notary Public
Print Name
Commission Expires




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 11:23:21 AM
\$209.00 CHERRY
20200901000386620

