

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc.
2880 Crestwood Blvd
Irondale, AL 35210

File No.: 208939

Send Tax Notice To: Brandon Darrell Austin Woods
235 Lorrin Ln.
Sterrett, AL 35147

20200902000387930

09/02/2020 08:05:24 AM

DEEDS 1/2

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Nine Thousand Nine Hundred Dollars and No Cents (\$289,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Rex Blue and Elizabeth Ashley Blue, a married couple,** whose mailing address is 235 Lorrin Lane, Sterrett AL 35147 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brandon Darrell Austin Woods,** whose mailing address is **235 Lorrin Ln., Sterrett, AL 35147** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **235 Lorrin Ln., Sterrett, AL 35147**; to wit;

Lot 33, according to the Final Plat for The Villages of Westover Sector 1, as recorded in Map Book 39, Page 9 A and B, in the Probate Office of Shelby County, Alabama.

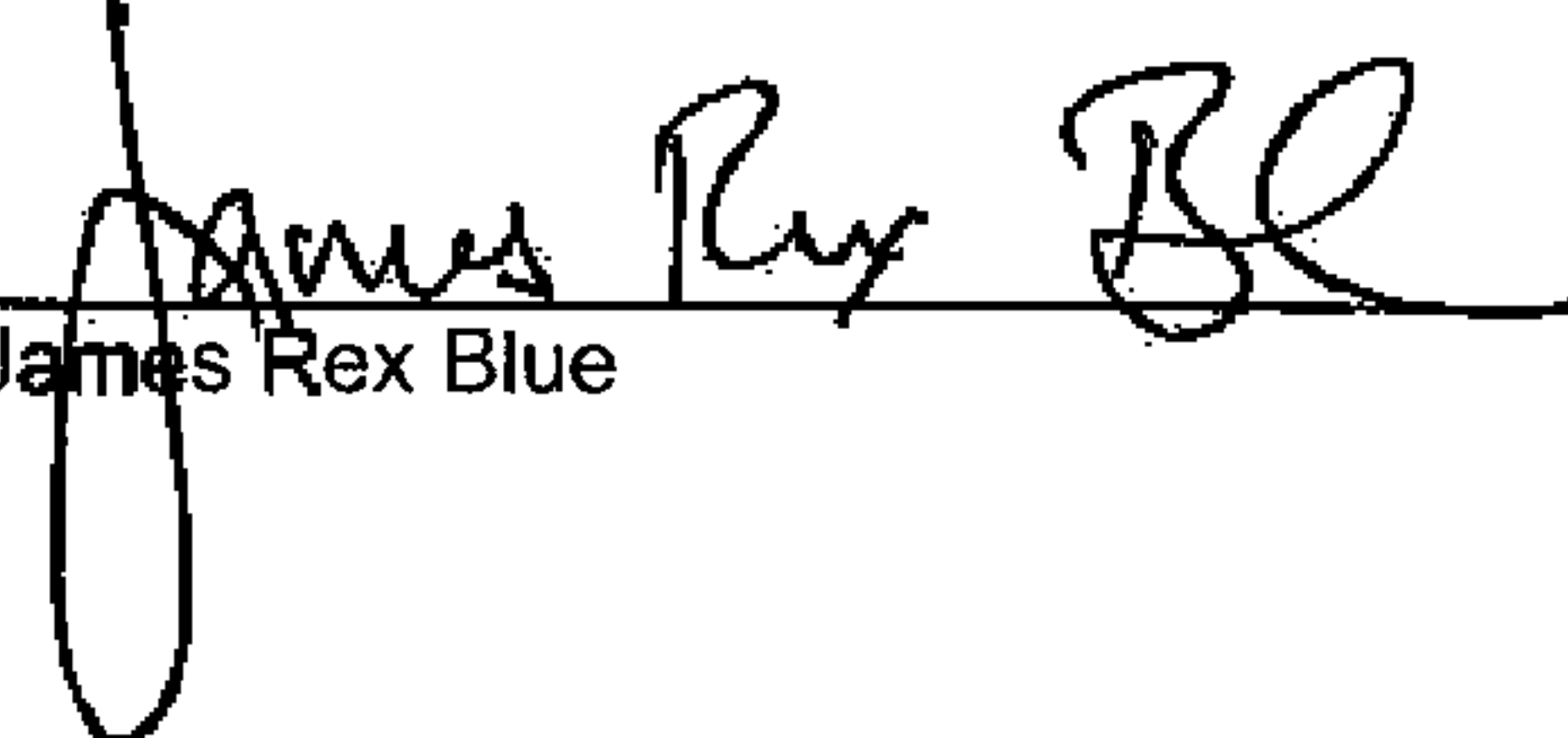
Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$275,405.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2020.


James Rex Blue


Elizabeth Ashley Blue

State of Alabama

County of Jefferson

20200902000387930 09/02/2020 08:05:24 AM DEEDS 2/2

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that James Rex Blue and Elizabeth Ashley Blue, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance 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.

Debra Vaughn Escott
Notary Public, State of Alabama
My Commission Expires: 8/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 08:05:24 AM
\$39.50 CHERRY
20200902000387930

Allie S. Bayl