

SEND TAX NOTICE TO:

John T. Harkins, John D. Willis & Virginia R. Willis

212 Courtside Dr
Birmingham AL 35242

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

BHM2001289

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Ninety Four Thousand and 00/100 Dollars (\$194,000.00)**, the amount which can be verified by the Closing

Statement, in hand paid to the undersigned, **Thomas C. King and Elizabeth King, husband and wife**, whose address is 447 Sunset Lake Cir, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more),

by **John T. Harkins**, whose address is 212 Courtside Dr Birmingham AL 35242,

John D. Willis and Virginia R. Willis, whose address is 136 Courtside Dr. Birmingham AL 35242

, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of

which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto

Grantee, as tenants in common, the following described real estate situated in Shelby County, Alabama,

the address of which is 121 Lorrin Lane, Westover, AL 35147, to-wit:

Lot 5, according to the Final Plat for The Villages of Westover, Sector 1, as recorded in Map Book 39, page 9 in the Probate Office of Shelby County, Alabama.

John T. Harkins is hereby granted 60% vested interest

John D. Willis and Virginia R. Willis is hereby granted 40% vested interest

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

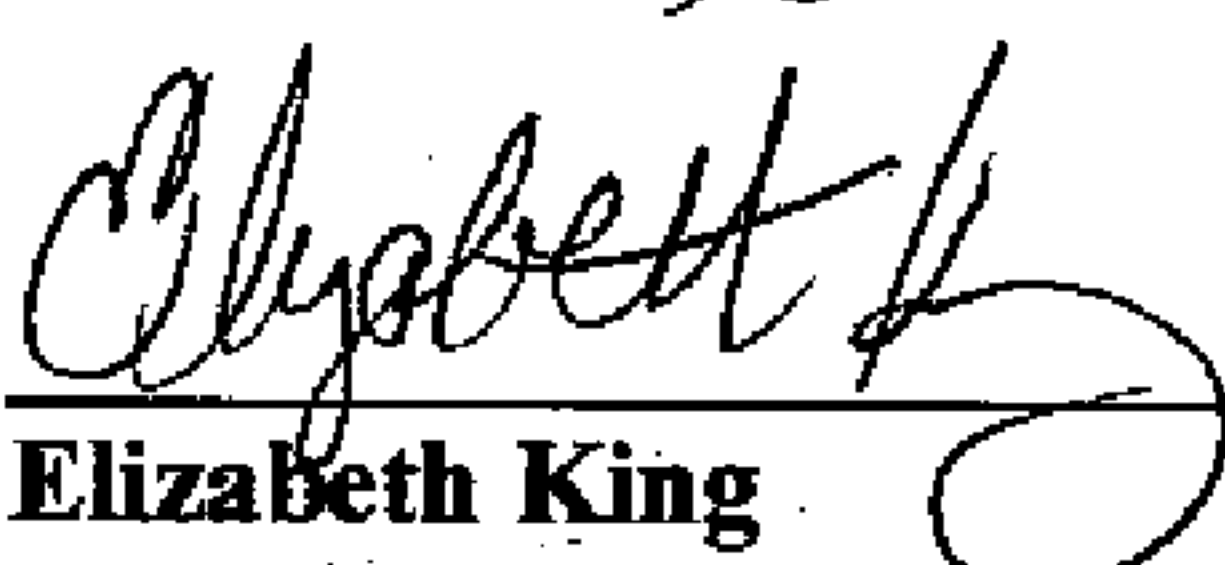
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of August, 2020.



Thomas C. King

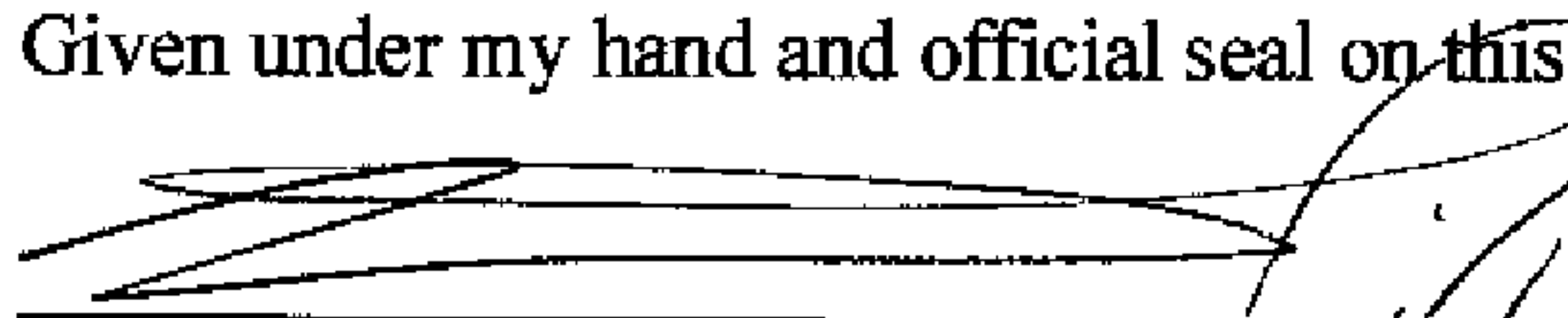


Elizabeth King

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Thomas C. King and Elizabeth King**, husband and wife, 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 on this 26th day of August, 2020.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2020 10:14:32 AM
\$220.00 JESSICA
20200904000394260

