

20201001000443770  
10/01/2020 09:16:36 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Tara Respinto  
760 Reach Crest  
Birmingham, AL 35242

**This instrument prepared by:**

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BHM2001212

**WARRANTY DEED**

**State of Alabama  
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Ninety Six Thousand and 00/100 Dollars (\$196,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Haskins Birmingham, LLC, a Mississippi Limited Liability Company, whose address is 1608 Ellen Drive, McComb, MS 39648**, (hereinafter "Grantor", whether one or more), by **Tara Respinto**, whose address is 760 Reach Crest, 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, the following described real estate situated in Shelby County, Alabama, the address of which is **760 Reach Crest, Birmingham, AL 35242**, to-wit:

**Lot 101, according to the Final Plat of Narrows Reach, Phase 2, as recorded in Map Book 30, Page 58 A & B, in the Probate Office of Shelby County, Alabama.**

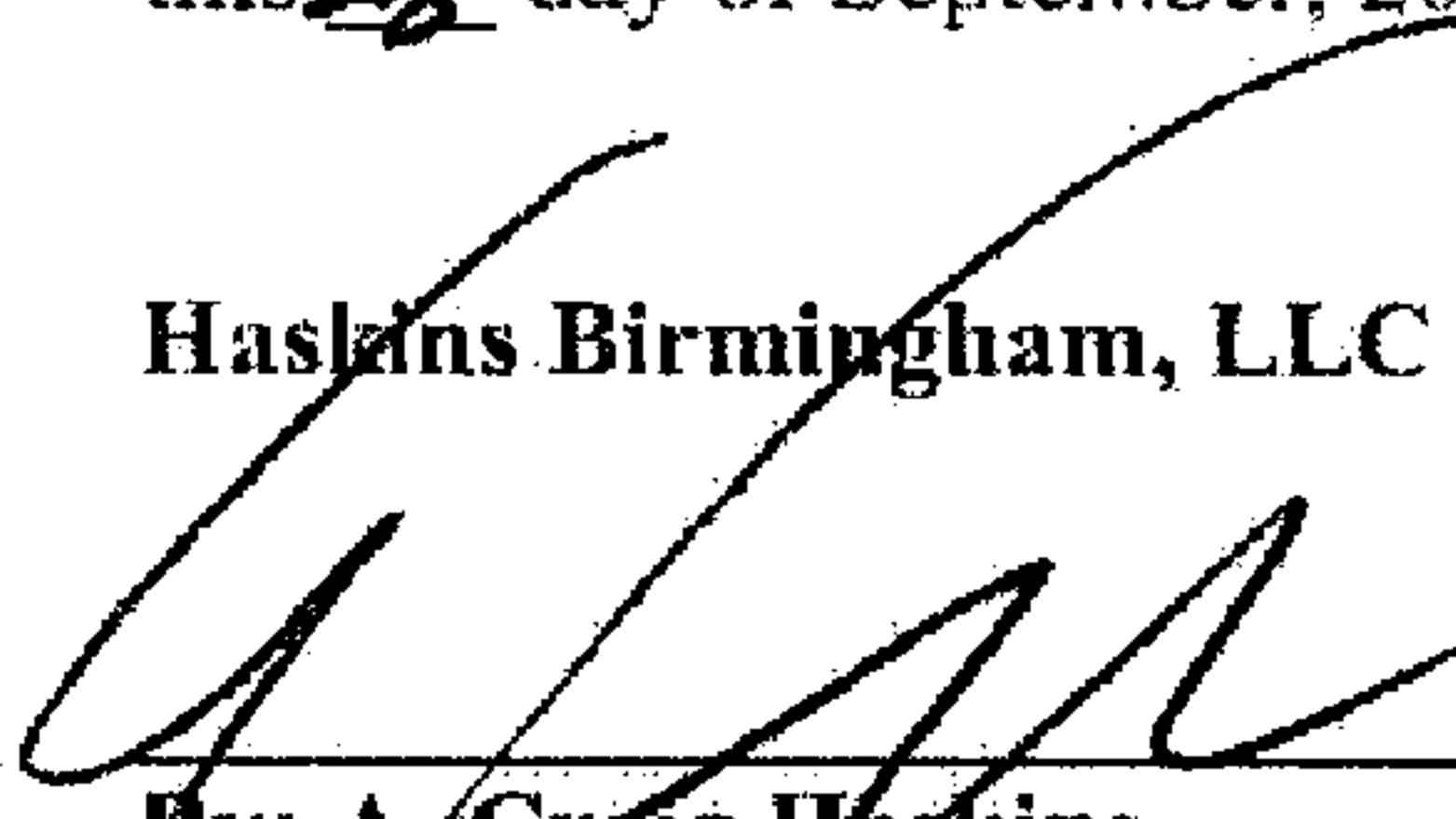
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**Subject to a third-party mortgage in the amount of \$188,461.00 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 itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Haskins Birmingham, LLC**, by **A. Craig Haskins**, as **Managing Member**, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 28 day of September, 2020.

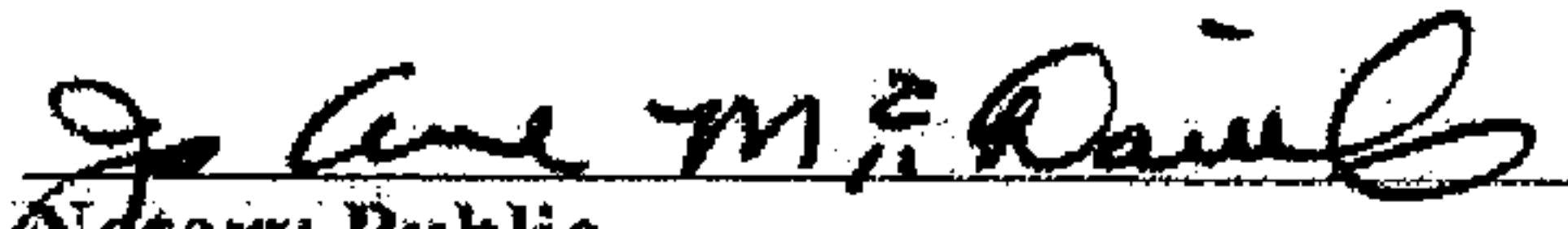
**Haskins Birmingham, LLC**

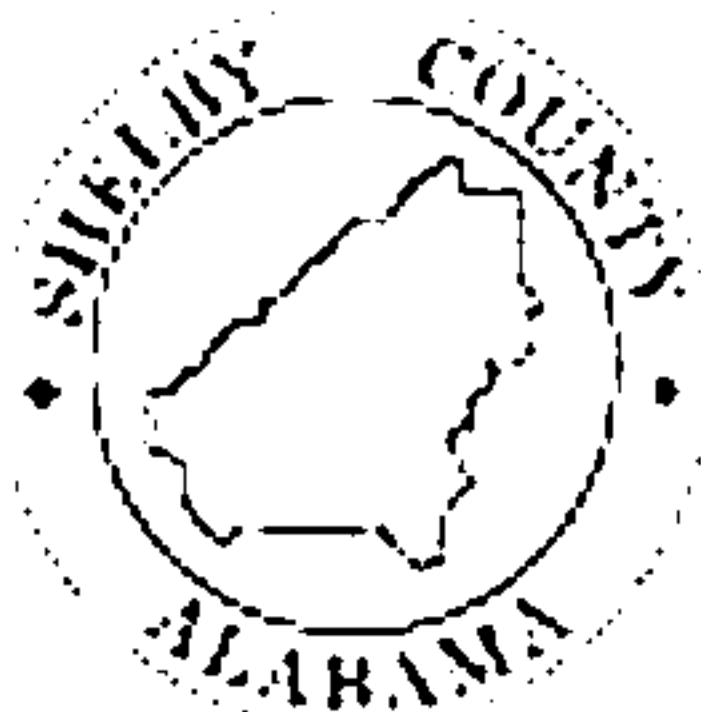
  
By: **A. Craig Haskins**  
Its: **Managing Member**

STATE OF MISS  
COUNTY OF PIKE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **A. Craig Haskins**, as **Managing Member of Haskins Birmingham, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 28<sup>th</sup> day of September, 2020.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/01/2020 09:16:36 AM  
\$33.00 JESSICA  
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