

20201002000447390

10/02/2020 01:48:32 PM

DEEDS 1/2

Send tax notice to:

Jason Fish

1340 West Navajo Drive

Alabaster, AL 35007

HWD2000332

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 **One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Rudolph, LLC**, whose mailing address is:

*10 club view drive, B.irmingham, Alabama 35223*  
(hereinafter referred to as "Grantor"), by **Jason Fish** (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 8, Block 6, according to the Survey of Navajo West, Sector of Navajo Hills, as recorded in Map Book 5, Page 80, 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.

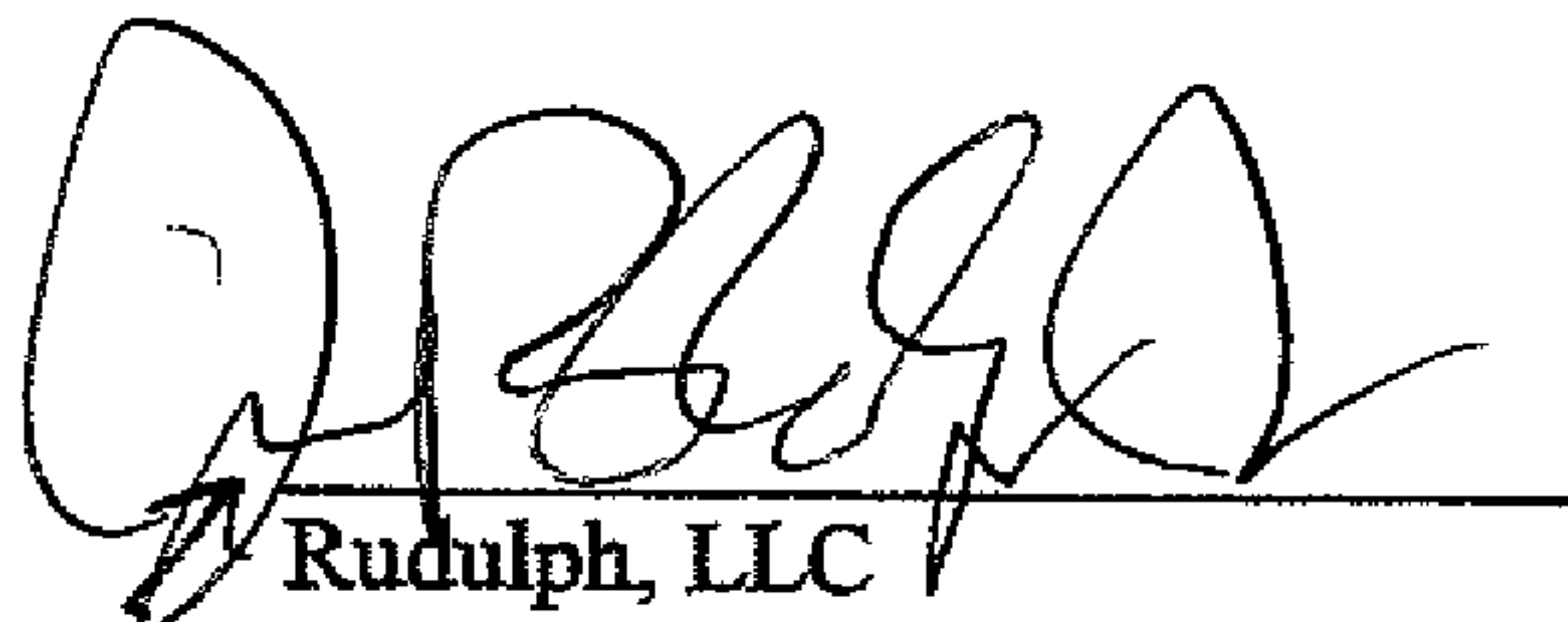
MINING AND MINERAL RIGHTS EXCEPTED.

\$169,413.00 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 25<sup>th</sup> day of September, 2020.



Rudulph, LLC

By: John B. Rudulph, Jr.

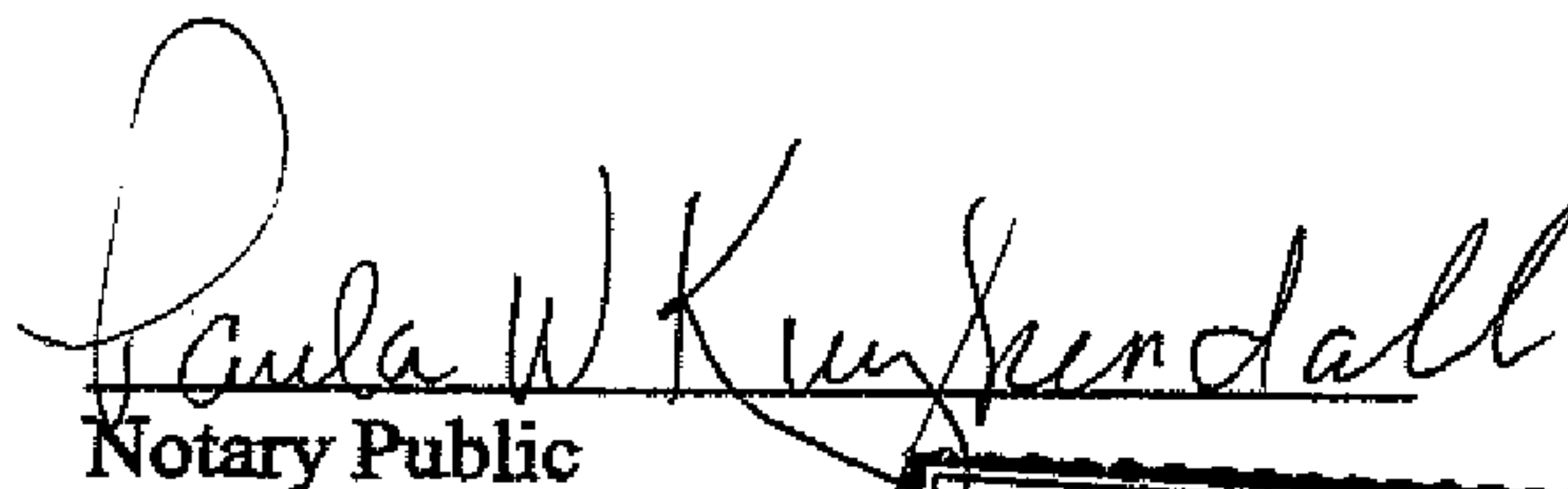
Its: Member

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Rudulph, Jr., whose name as its Member of Rudulph, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this, the 25<sup>th</sup> day of September, 2020.



Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/02/2020 01:48:32 PM  
\$41.00 CHERRY  
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*Allen S. Bayl*