

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Hayden David Lee Allen-Galusha
Sarah Rae Allen-Galusha
4837 Indian Valley Rd
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Kevin R Whitfield and wife, Ashley D Whitfield

(herein referred to as Grantors) do grant, bargain, sell and convey unto

Hayden David Lee Allen-Galusha and Sarah Rae Allen-Galusha

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 1, BLOCK 3, ACCORDING TO THE SURVEY OF INDIAN VALLEY, 6TH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


\$266,750.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.


Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this September 17, 2020.


Kevin R Whitfield


Ashley D Whitfield

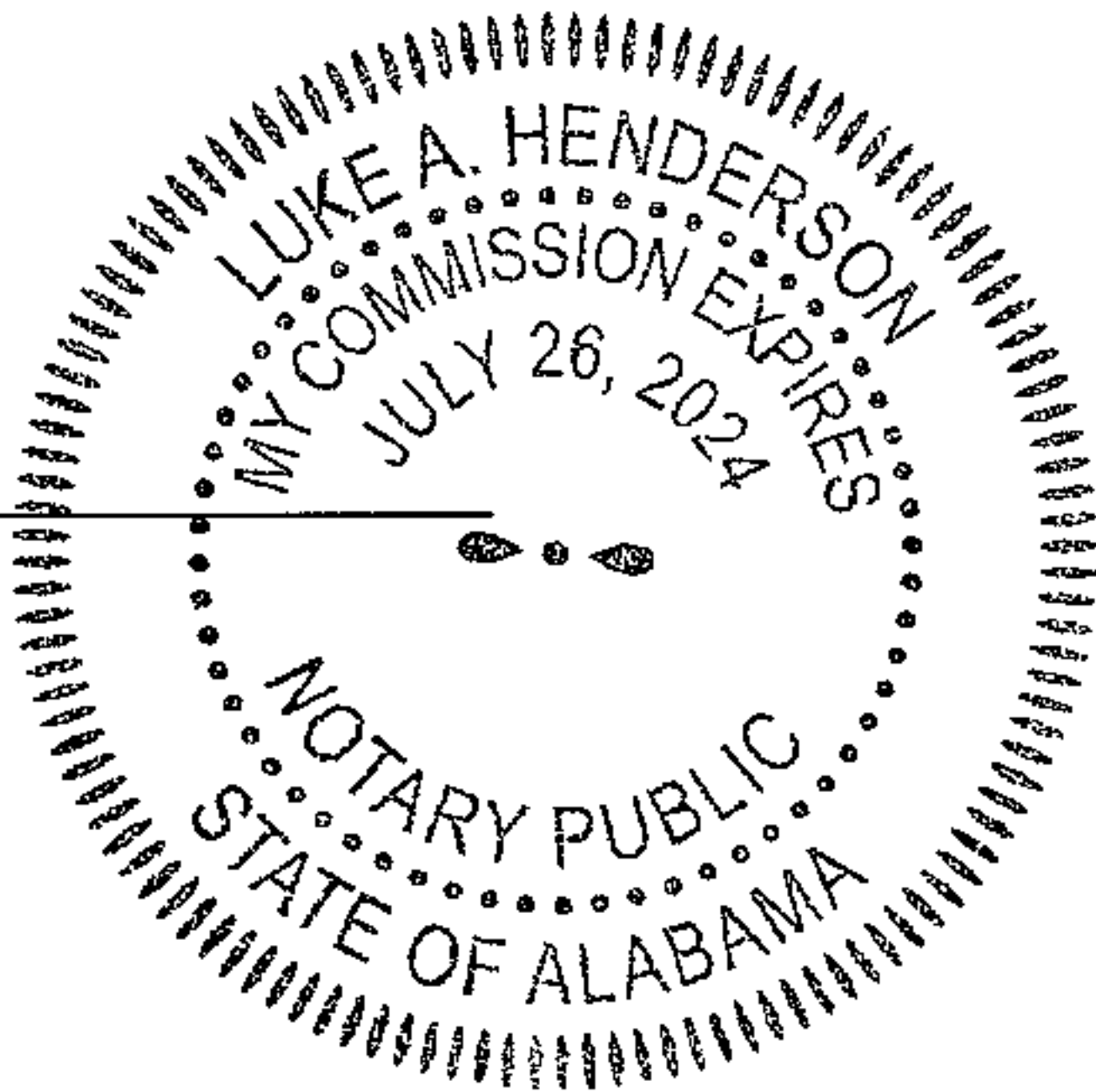
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Kevin R Whitfield and wife, Ashley D Whitfield whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this September 17, 2020.

My Commission Expires: 7/26/2024


Notary Public



Grantor's Address:
3353 Afton Ln
Birmingham, AL 35242

Property Address:
4837 Indian Valley Rd
Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/13/2020 02:47:41 PM
\$30.50 CHARITY
20201013000465030

Allen S. Bayl