

This instrument was prepared by:
David P. Condon
David P. Condon, P.C.
100 Union Hill Drive Ste. 200
Birmingham, AL 35209

Send tax notice to:
Natasha Weathers-Moore
112 Creek Run Way
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
:
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND AND 00/100 (\$137,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

Greater Birmingham Habitat for Humanity, Inc., an Alabama Corporation

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Natasha Weathers-Moore

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 85, according to the Final Plat Shiloh Creek, Sector One, Phase II, as recorded in Map Book 42, Page 43, in the Probate Office of Shelby County, Alabama.

\$137,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2020 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse services for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, Charles Moore, on 2nd day of October, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/21/2020 10:57:54 AM
\$159.00 CHERRY
20201021000478470

Allen S. Byrd

Seller
Greater Birmingham Habitat for Humanity, Inc.
BY: *Charles Moore* (Seal)
Charles Moore
ITS: President & CEO

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Charles Moore as President & CEO of Greater Birmingham Habitat for Humanity, Inc. whose name 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 and with full authority as such President & CEO, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 2nd day of October, 2020.



Lauren Malbrough
Notary Public: Lauren Malbrough
My Commission Expires: 04/15/2022