

20201022000482380
10/22/2020 02:35:31 PM
DEEDS 1/2

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:

Leigh Graves Ellington
425 Bentmoor Way
Helena, AL 35080

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. **Logan Thomas Coffey and wife Franziska Ruth Coffey by their attorney in fact Janet Elaine Coffey whose address is** 436 Glen Iris Cir Pelham, AL 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Leigh Graves Ellington** whose mailing address is 425 Bentmoor Way Helena AL 35080 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 425 Bentmoor Way, Helena, AL 35080 to wit:

LOT 1120, ACCORDING TO THE MAP OF SECOND ADDITION, OLD CAHABA III, AS RECORDED IN MAP BOOK 29, PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$175,500.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of October, 2020.

Logan Thomas Coffey by his Attorney in Fact Janet Elaine Coffey
Logan Thomas Coffey by his Attorney in Fact Janet Elaine Coffey
Franziska Ruth Coffey by her Attorney in Fact Janet Elaine Coffey
Franziska Ruth Coffey by her Attorney in Fact Janet Elaine Coffey

STATE OF Alabama Tetters COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Logan Thomas Coffey and Franziska Ruth Coffey by their Attorney in Fact Janet Elaine Coffey whose name 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 this conveyance, she in her capacity as Attorney in Fact for Logan Thomas Coffey and Franziska Ruth Coffey and with full authority, executed the same voluntarily.

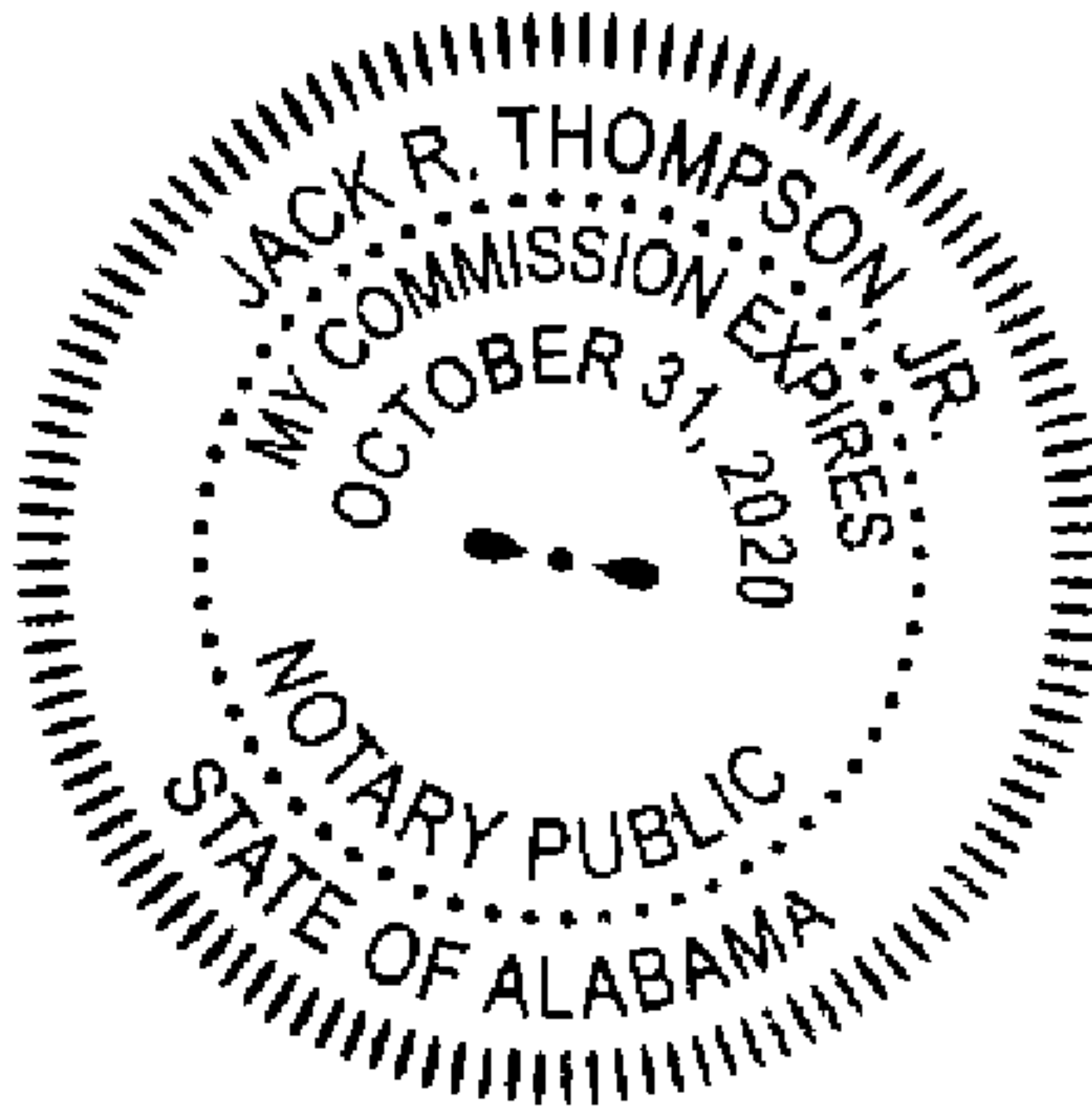
WITNESS my hand and official seal in the county and state aforesaid this the 21ST day of Oct, 2020

My Commission Expires: 10/31/2020

Jack R. Thompson Jr.
Notary Public

(SEAL)

ATB 1845



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2020 02:35:31 PM
\$44.50 JESSICA
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Allie S. Boyd