

20201027000488140
10/27/2020 10:55:11 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Lena Dees
121 Lorrin Ln
Westover, AL 35147

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001173

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Eighteen Thousand and 00/100 Dollars (\$218,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John T. Harkins, a(n) unmarried man**, whose mailing address is 136 Courtside Dr, Birmingham, AL 35242, **as to 60% vested interest**, and **John D. Willis and Virginia R. Willis, husband and wife**, whose address is 447 Sunset Lake Cir, Chelsea, AL 35043, **as to 40% vested interest**, (hereinafter "Grantor", whether one or more), by **Lena Dees**, whose address is 3605 Inverness Cliffs, 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 121 Lorrin Lane, Westover, AL 35147**, to-wit:

Lot 5, according to the Final Plat for The Villages of Westover, Sector 1, as recorded in Map Book 39, page 9 in the Probate Office of Shelby County, Alabama.

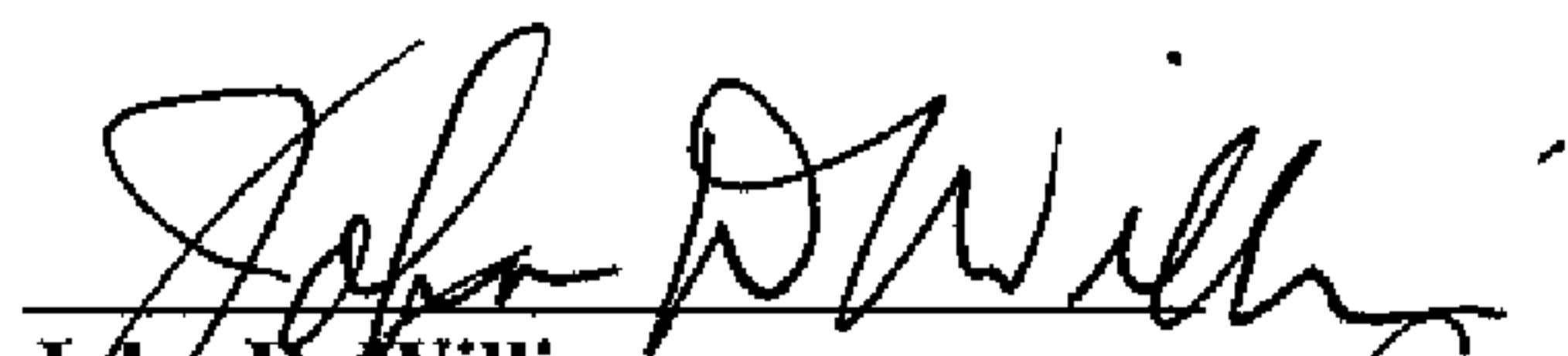
THIS IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

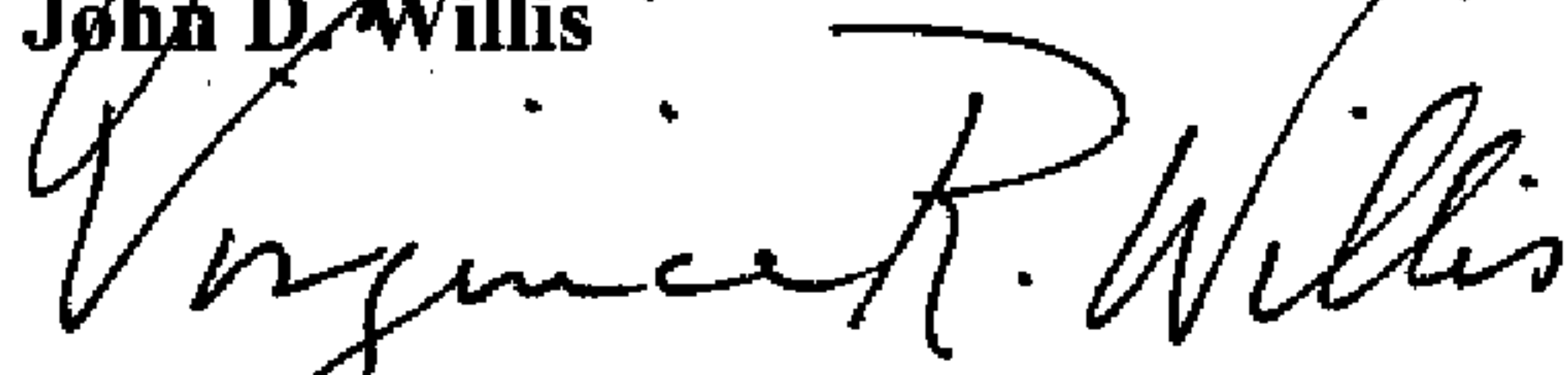
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$211,460.00 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 Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of October, 2020.


John D. Willis


Virginia R. Willis

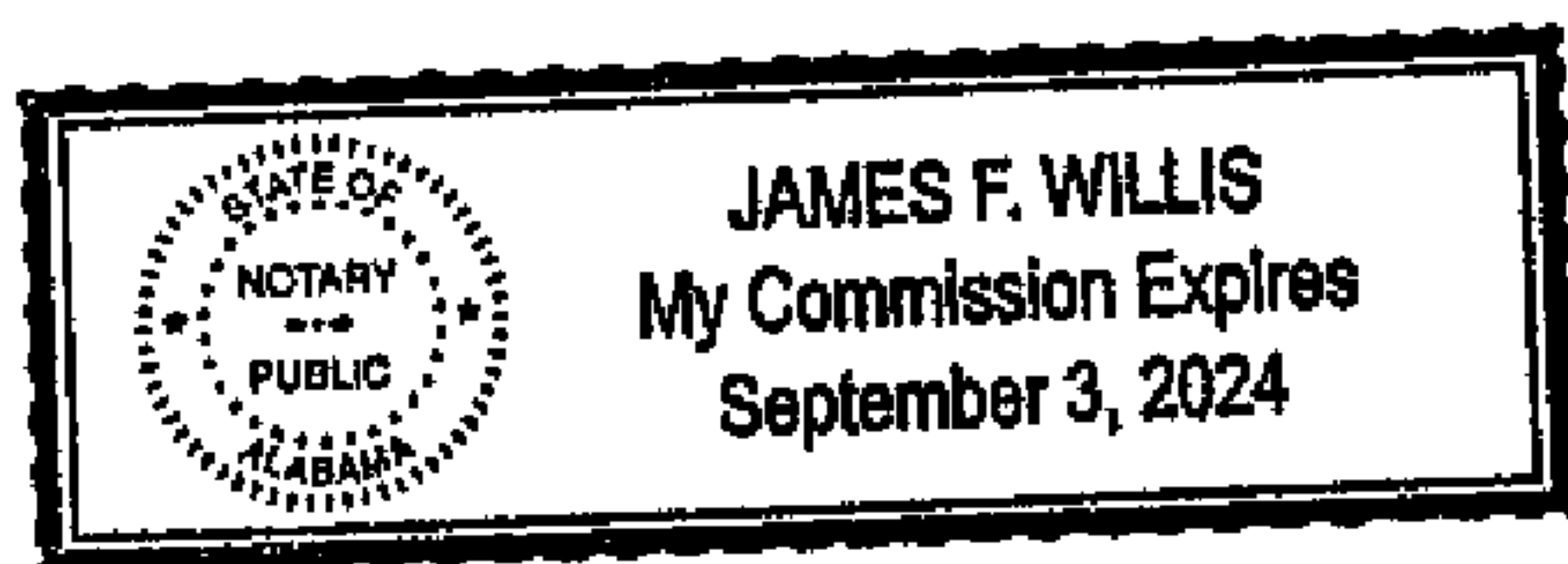

John T. Harkins

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **John T. Harkins, John D. Willis and Virginia R. Willis**, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 26th day of October, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2020 10:55:11 AM
\$33.00 JESSICA
20201027000488140

