

This Instrument Prepared by:

SEND TAX NOTICE TO:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1903**

**Bradley Yarbro
201 Lenox Lane
Birmingham, Al 35242**

[Space Above This Line for Recording Data]

20201117000524050

11/17/2020 08:53:40 AM

WARRANTY DEED

DEEDS 1/2

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Fifteen Thousand Dollars and 00/100 Dollars (\$315,000.00)** 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. I or we, **Michael Robert Hodges and Katherine J. Hodges a married couple** whose mailing address is: 794 Griffin Park Circle, Birmingham, Al 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Bradley Yarbro** whose mailing address 201 Lenox Lane, Birmingham, Al 35242 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 201 Lenox Lane, Birmingham, Al 35242 to wit:

LOT 54, ACCORDING TO THE SURVEY OF LENOX PLACE PHASE TWO, AS RECORDED IN MAP BOOK 19, PAGE 157, 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.

\$299,250.00 of the consideration recited above was paid from a Purchase Money Mortgage executed 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 13 day of Nov, 2020.

Michael Robert Hodges
Michael Robert Hodges
Katherine J. Hodges
Katherine J. Hodges

STATE OF ALABAMA

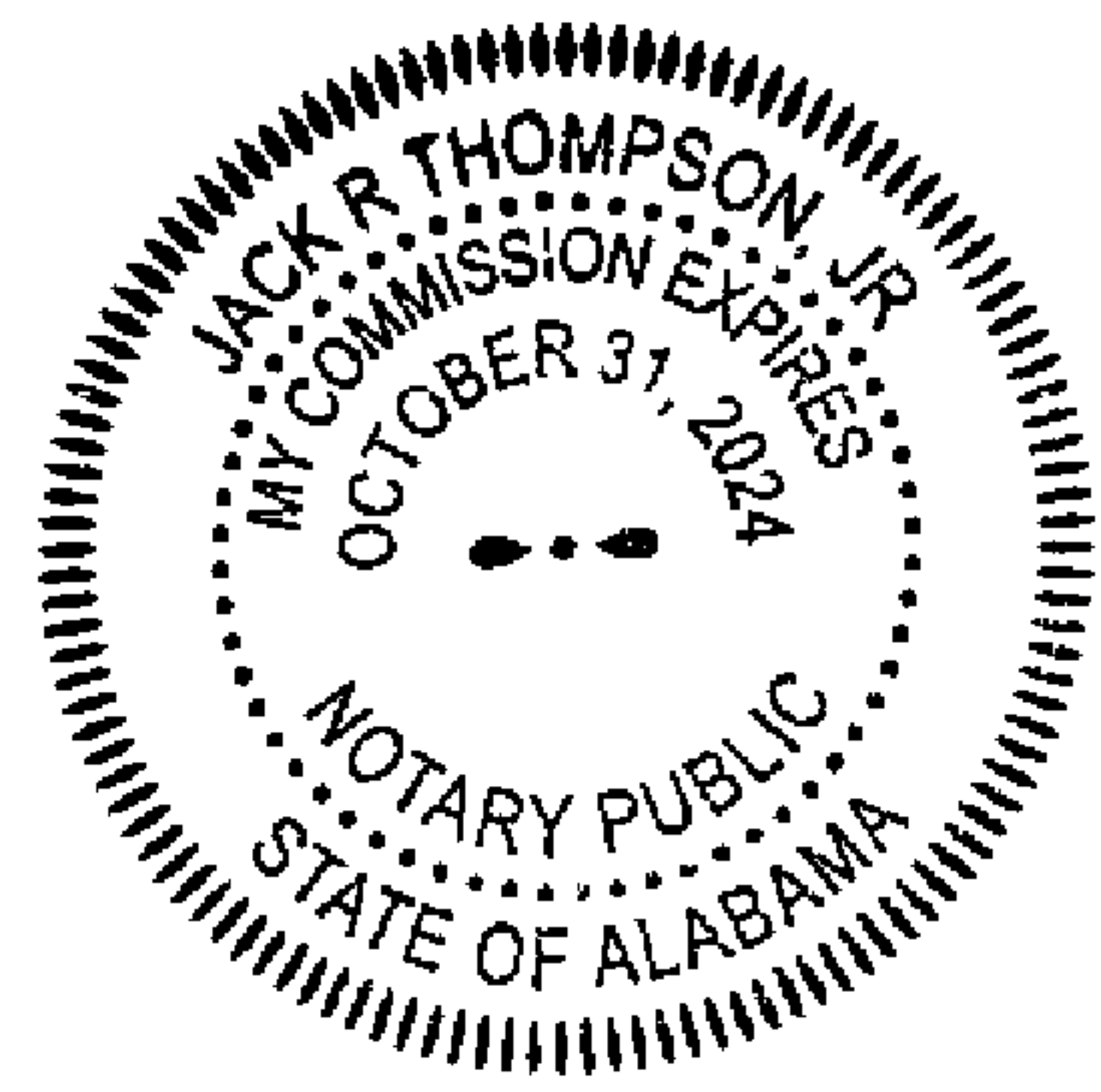
JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Michael Robert Hodges and Katherine J. Hodges** 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 this conveyance, he/she/they executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 13th day of Nov, 2020

My Commission Expires: 10/31/2024

Jack R. Thompson Jr.
Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
(205) 410-7591
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB 1903



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2020 08:53:40 AM
\$41.00 CHERRY
20201117000524050

Allie S. Boyd