

SEND TAX NOTICE TO:

Abigail J. Harmon and Nathan R. Harmon
127 Brook Highland Cove
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001590

WARRANTY DEED

State of Alabama
County of Shelby

½ Tax Value: \$97,700.00

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **no and 00/100 Dollars (\$0.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gabrielle R. Van Wagner, an unmarried woman**, whose address is 127 Brook Highland Cove, Birmingham, AL 35242, **Abigail Van Wagner, now known as Abigail J. Harmon and Nathan R. Harmon, wife and husband**, whose address is 127 Brook Highland Cv, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Abigail J. Harmon and Nathan R. Harmon**, whose address is 127 Brook Highland Cv, 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 127 Brook Highland Cove, Birmingham, AL 35242**, to-wit:

Lot 50, according to the Survey of Village at Brook Highland as recorded in Map Book 24, Page 93, in the Probate Office of Shelby County, Alabama.

Abigail Van Wagner and Abigail J. Harmon are one and the same person.

THIS IS NOT THE HOMESTEAD OF THE GABRIELLE R. VAN WAGNER.

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 \$0.00 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 17th day of November, 2020.

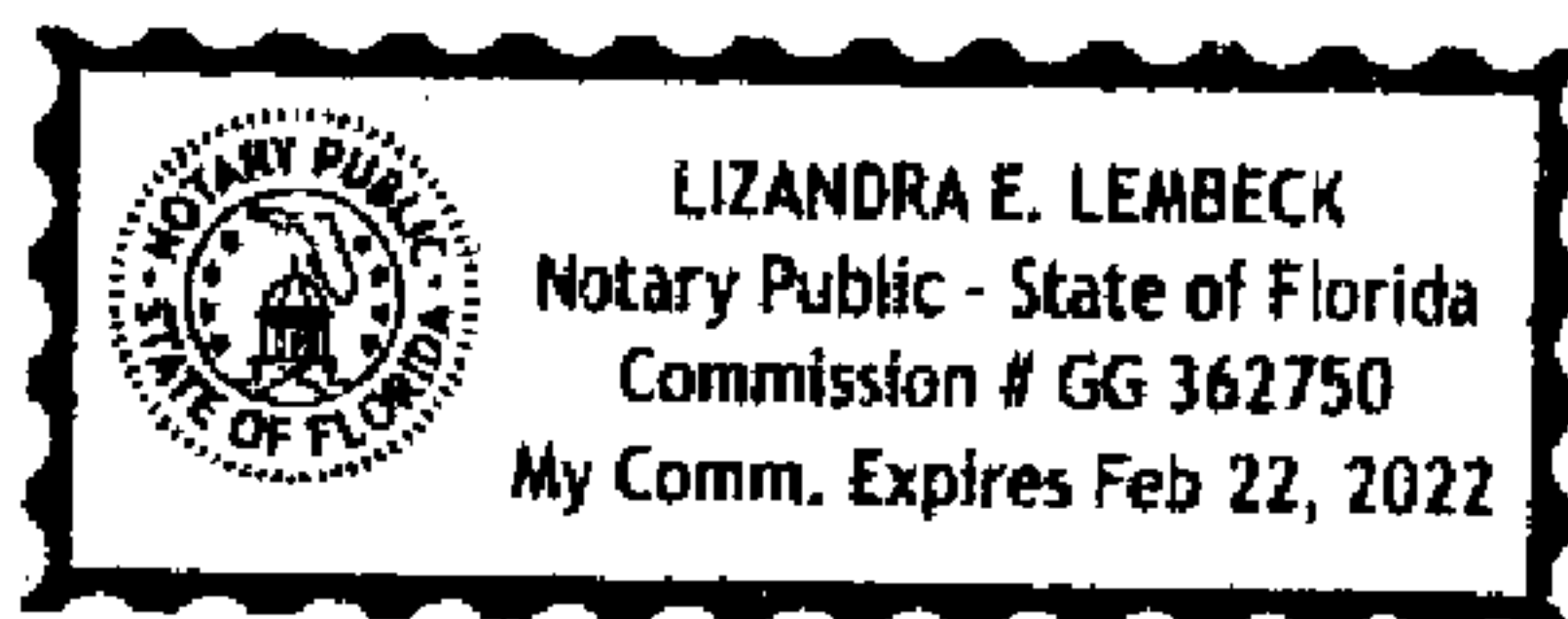
Gabrielle R. Van Wagner
Gabrielle R. Van Wagner

STATE OF FLORIDA
COUNTY OF Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Gabrielle R. Van Wagner**, 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 17th day of November, 2020.

[Signature]
Notary Public



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of November, 2020.

Abigail J. Harmon

Abigail J. Harmon

Nathan R. Harmon

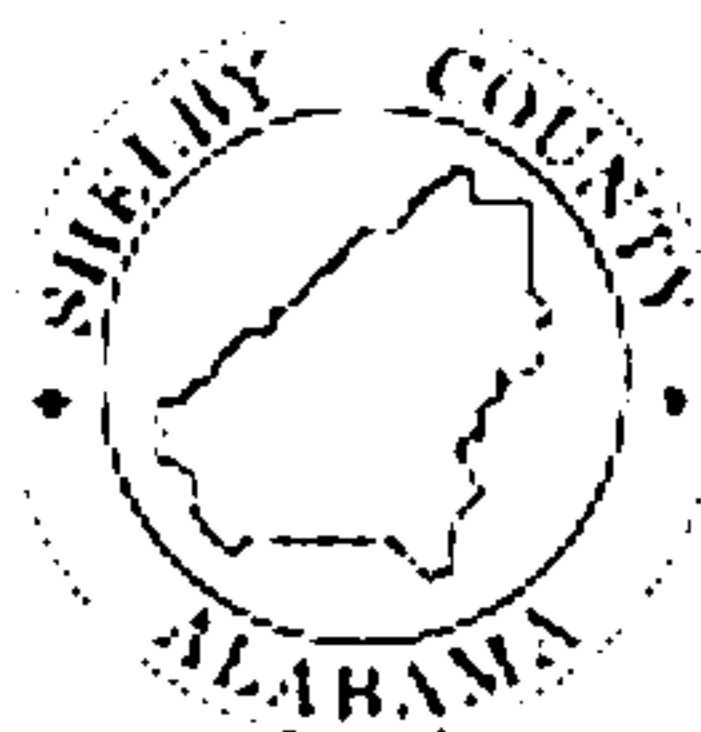
Nathan R. Harmon

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Abigail J. Harmon and Nathan R. Harmon**, 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 18th day of November, 2020.

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2020 12:11:12 PM
\$126.00 CHARITY
20201204000555580

Allen S. Bayl