

This instrument was prepared by:
William P. Sproule, Attorney at Law
705 Pleasant Grove Road, Suite 110
Pleasant Grove, AL 35127

Address for taxes:
Nathan Douglas Park
489 Hillandell Drive
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Ninety Nine Thousand (\$ 399,000.00) and No/100---Dollars and other good and valuable consideration to the undersigned **GRANTORS** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, Gregory B. Pack and his wife, Deanna M. Pack (herein referred to as the **GRANTORS**) do hereby grant, bargain, sell and convey unto Nathan Douglas Park and his wife, Leila Dee Park (herein referred to as the **GRANTEES**) as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 5, Block 3, according to the survey of Havenwood Park Second Sector, as recorded in Map Book 10, Page 47 A & B, in the Probate Office of Shelby County, Alabama.

Property Address: 489 Hillandell Drive, Birmingham, AL 35244
Parcel No.: 10-5-16-0-001-002.035

Subject to:

1. Ad valorem taxes for the current tax year, 2020 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Building set back line of 60 feet reserved from Hillandell Drive as shown by Plat.
4. Restrictions, covenants, and conditions as set out in instrument recorded in Real 96, Page 870 in the Probate Office of Shelby County, Alabama
5. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 102, Page 53 in the Probate Office of Shelby County, Alabama
6. A 10 foot easement on the Southeasterly side as shown by recorded plat.

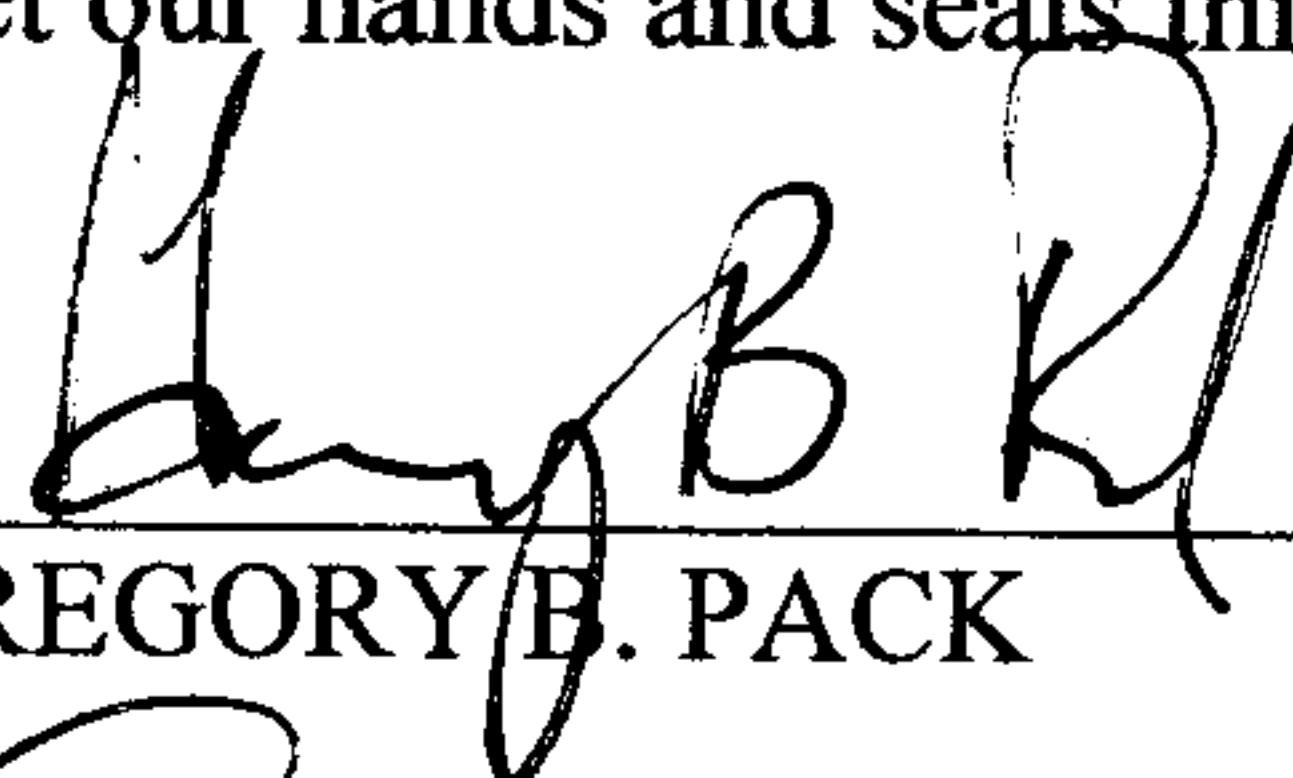
\$ 319,200.00 of the above conveyance paid from the proceeds of a first Mortgage loan executed to Fairway Independent Mortgage Corporation and/or the Secretary of Housing and Urban development, their successors and/or assigns, as their interest may appear.

TO HAVE AND TO HOLD to the said GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER.

And we do for ourselves and for our heirs, executors, successors, administrators and assigns covenant with the said **GRANTEES**, their executors, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises; that

they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, administrators, successors and assigns shall warrant and defend the same to the said **GRANTEES**, their executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals this 7 day of December, 2020.


GREGORY B. PACK

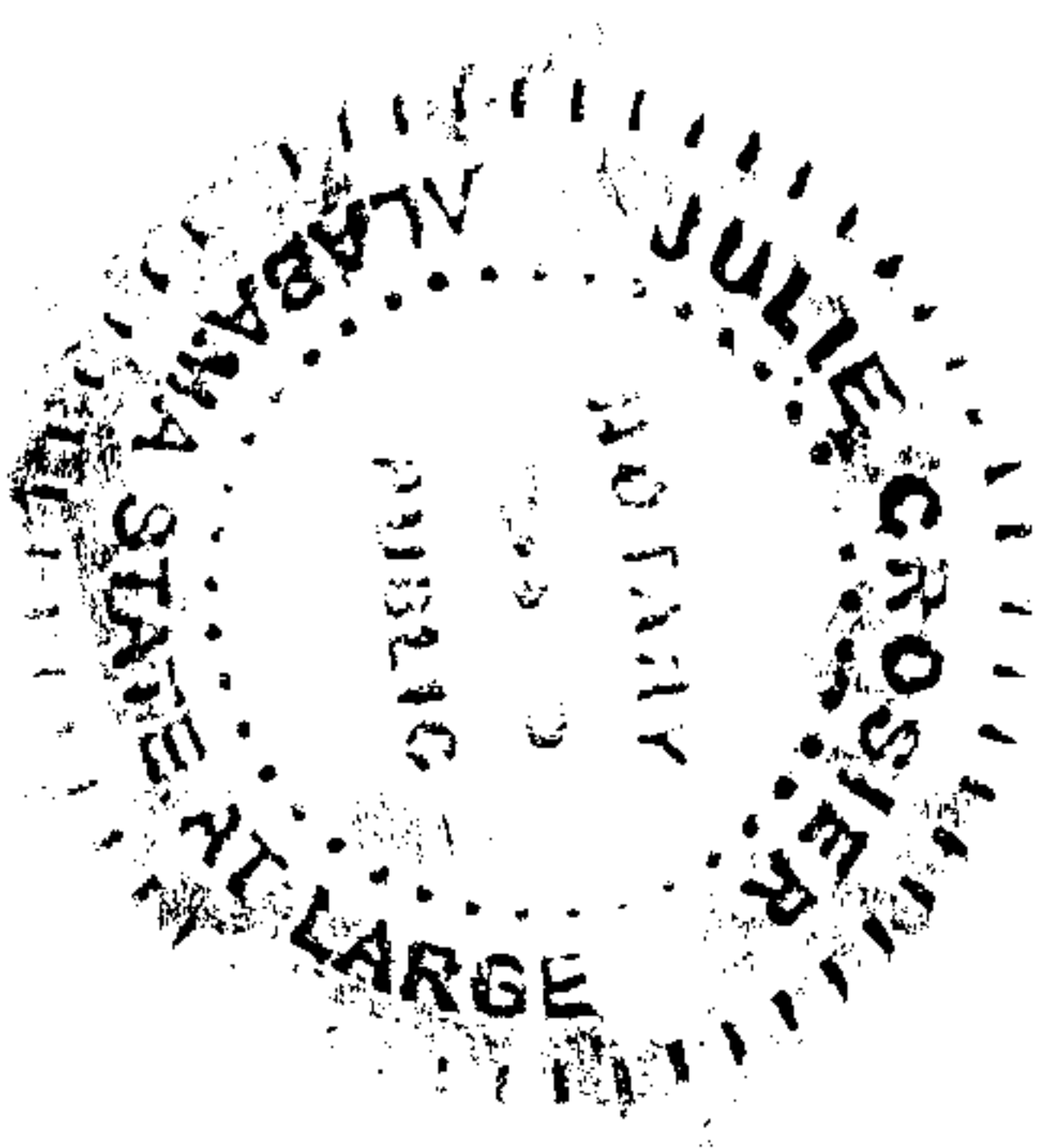

DEANNA M. PACK


GENERAL ACKNOWLEDGMENT

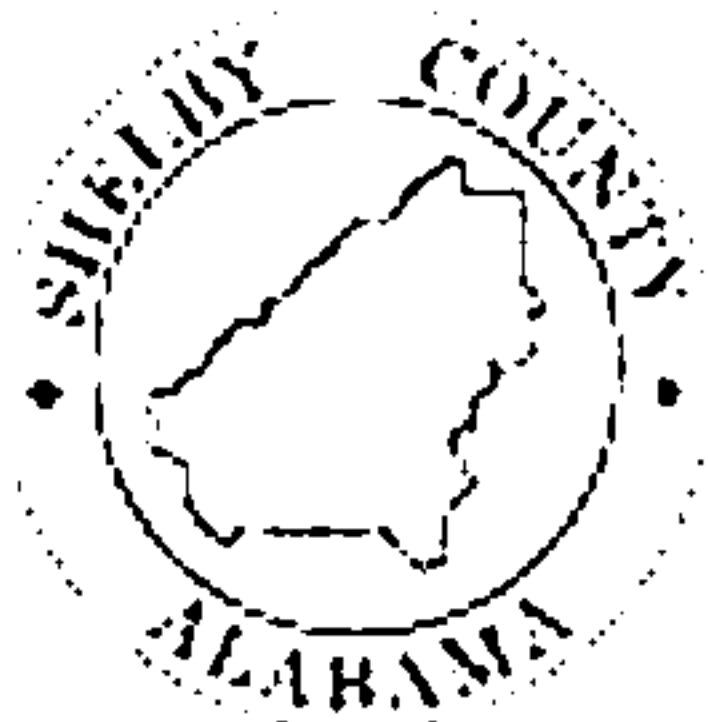
State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory B. Pack and his wife, Deanna M. Pack, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed on the contents of the foregoing conveyance, that they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of December, 2020.




Notary Public
My Commission Expires JAN 18 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2020 07:58:59 AM
\$105.00 CHERRY
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