

Send tax notice to: Jacob Austin Evans, 1065 Chancellor Ferry Loop, Harpersville, Al. 35078

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred forty thousand and no/100 (\$240,000.00) Dollars, the amount of which can be verified according to the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Russell Daniel Harry and his wife Kea Henry Harry

whose mailing address is:

184 FURROW LANE HARPERSVILLE, AL 35078

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Jacob Austin Evans, whose mailing address is:

1065 Chancellor Ferry Loop, Harpersville, Al. 35078

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1065 Chancellor Ferry Loop, Harpersville, Al. 35078** to-wit:

Lot 32, according to the Survey of Chancellor's Crossing as recorded in Map Book 28, Page 75 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$208,587.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 11 day of December, 2020.

RH Harry (Seal)
RUSSELL DANIEL HARRY

Kea H Harry (Seal)
KEA HENRY HARRY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell Daniel Harry and his wife Kea Henry Harry, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of December, 2020.

[Signature]
NOTARY PUBLIC

My commission expires: 11/5/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2020 03:03:09 PM
\$56.50 CHERRY
20201214000573520

Allie S. Bevil