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DEEDS 1/2

SEND TAX NOTICE TO:

Brian James Harmon and Sarah L. Harmon
318 Timber Ridge Trl
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2000592

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Seventy One Thousand Three Hundred Twenty Five and 00/100 Dollars (\$371,325.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stone Pointe Builders, LLC** whose address is 905 Forestdale Blvd., Birmingham, AL 35214 (hereinafter "Grantor", whether one or more), by **Brian James Harmon and Sarah L. Harmon** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 318 Timber Ridge Trl, Alabaster, AL 35007**, to-wit:

Lot 207, according to the Survey of Final Plat of Forest Ridge Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.


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 \$352,758.00 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 itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Stone Pointe Builders, LLC, by Cecil Wayne Sanford, its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 26th day of January, 2021.

Stone Pointe Builders, LLC



By: Cecil Wayne Sanford
Its: Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil Wayne Sanford, whose name as Member of Stone Pointe Builders, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 26th day of January, 2021.




Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$44.00 JESSICA
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Allen S. Bayl