

Send tax notice to:
Hub Harrington aka Hub Bost Harrington &
Kathryn S. Harrington
291 Valley View Lane
Indian Springs, AL 35124
HOV2100069

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Forty Eight Thousand and 00/100 Dollars (\$348,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Susan Murrell DeBrecht aka Susan Murrell, a married woman, whose mailing address is: 5766 Brayden Circle; Hoover, AL 35244** (hereinafter referred to as "Grantors"), by **Hub Harrington aka Hub Bost Harrington and Kathryn Harrington** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 223, according to the Survey of Riverchase Country Club Residential Subdivision, Ninth Addition, as recorded in Map Book 8, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the grantor nor their spouse as defined in §-6-10-3, Code of Alabama

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

Susan Murrell DeBrecht is one and the same as Susan Murell, grantee in that deed recorded in Instrument No. 20050208000063450.

\$261,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that

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

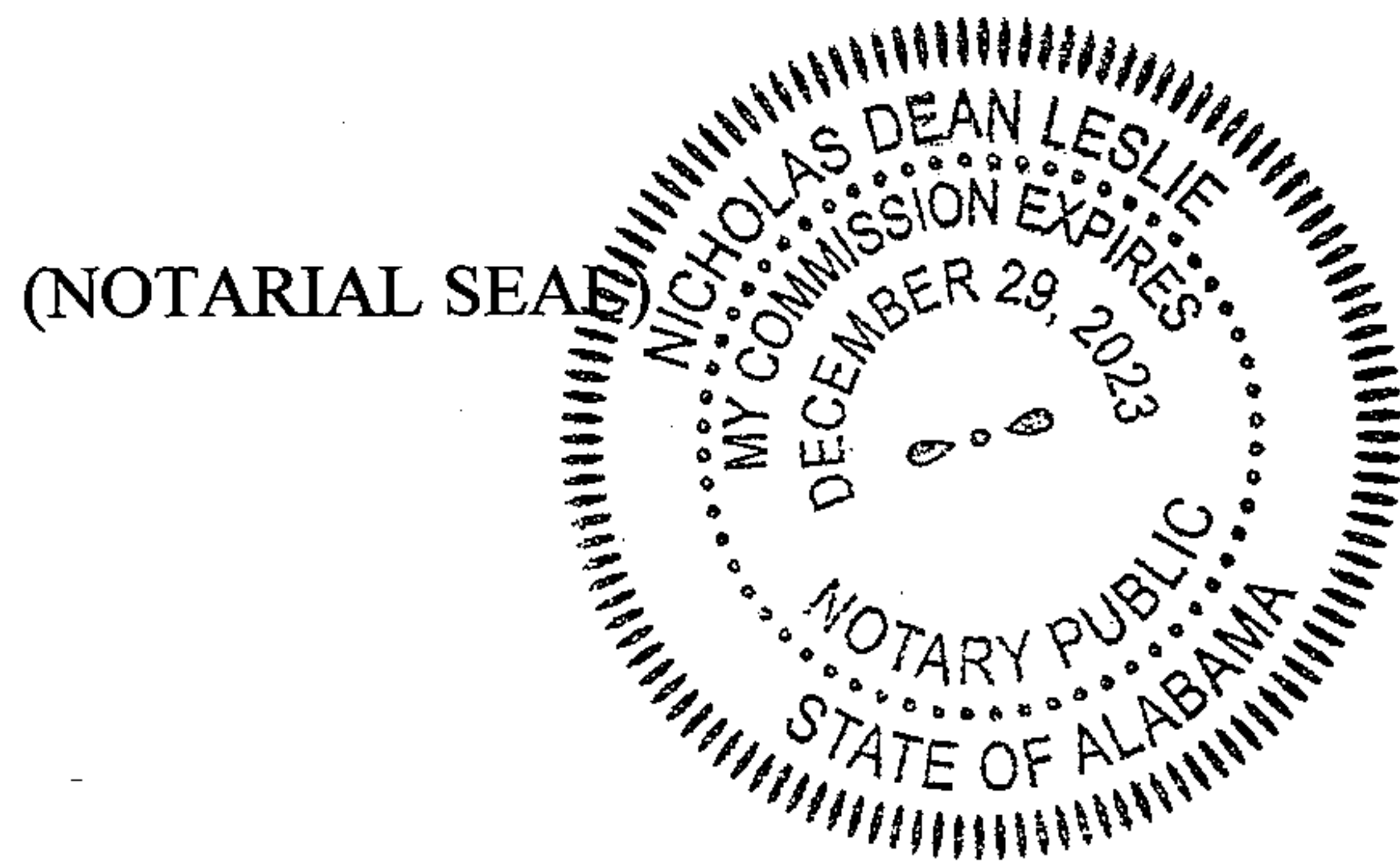
IN WITNESS WHEREOF, Grantor(s), Susan Murrell DeBrecht aka Susan Murrell have hereunto set their signature(s) and seal(s) on February 23, 2021.



Susan Murrell DeBrecht aka Susan
Murrell

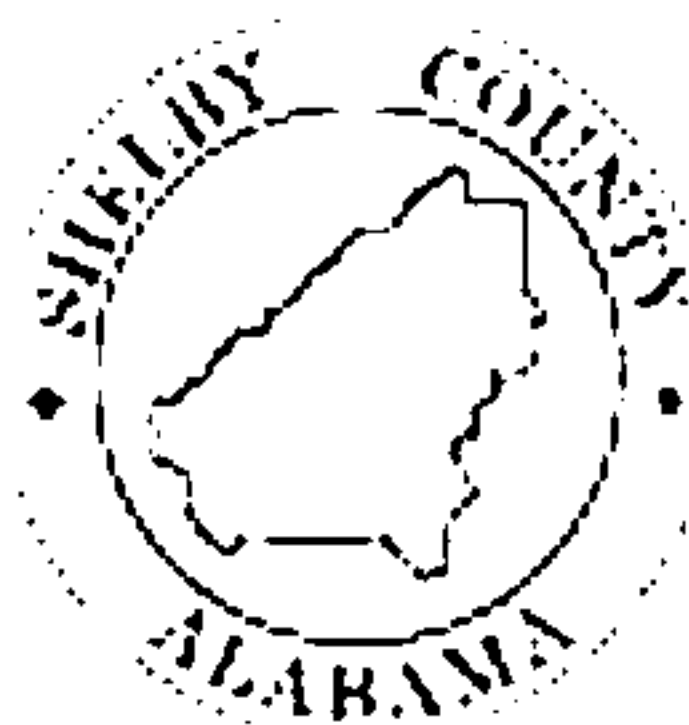
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Murrell DeBrecht aka Susan Murrell, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2021.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2021 10:44:43 AM
\$113.00 CHERRY
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