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03/16/2021 09:04:03 AM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Hayden Graham Faulkenbury
135 Brook Highland Cv
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Two Thousand Five Hundred Dollars and No Cents (\$232,500.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Phillip Wade Moore, a married man, whose mailing address is:

1305 Brook Highland Trace Bham AL 35242

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

Hayden Graham Faulkenbury, whose mailing address is:

135 Brook Highland Cove Bham AL 35242

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 46, according to the Survey of The Village of Brook Highland, as recorded in Map Book 24, Page 93, in the Probate Office of Shelby County, Alabama.

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


\$225,525.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property is not the homestead of the grantor, nor his spouse, as referenced in Code Section 6-10-2.

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, I/we have hereunto set my/our hand(s) and seal(s), this the 26th day of February, 2021.

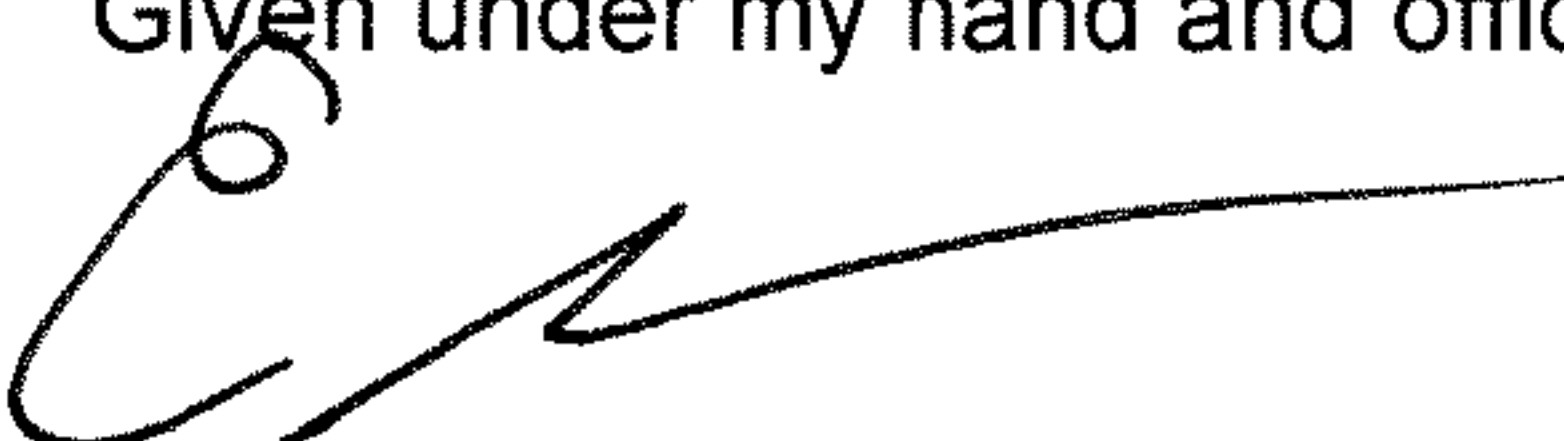


Phillip Wade Moore

State of Alabama
County of Jefferson

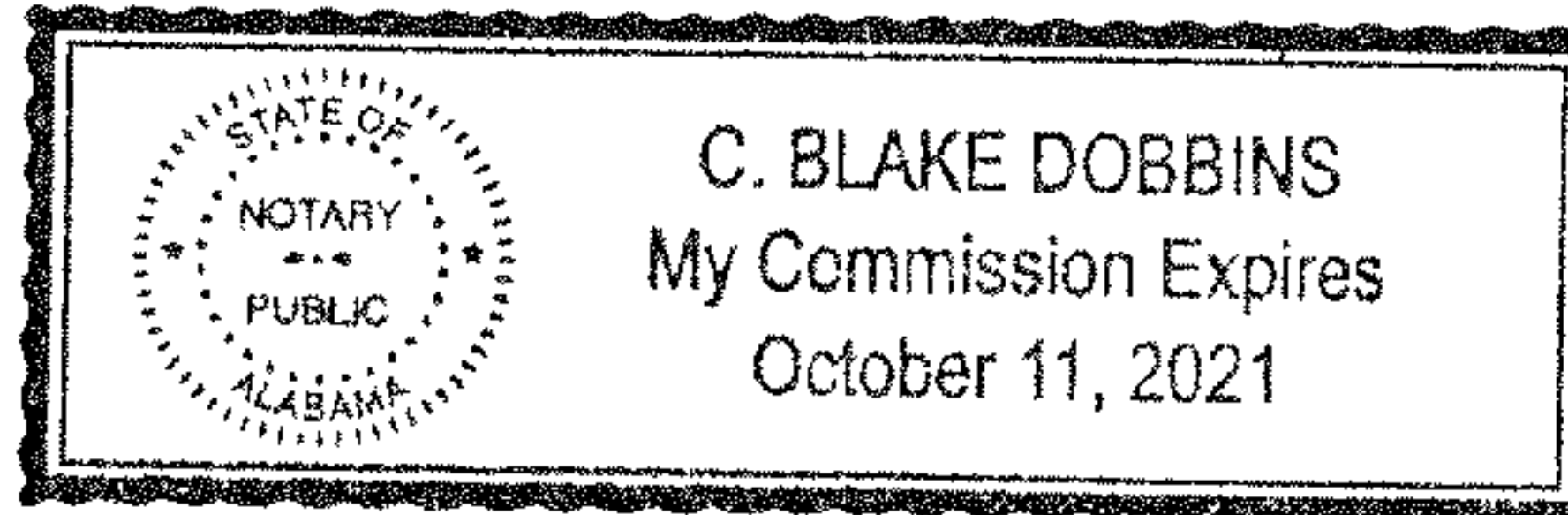
I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Phillip Wade Moore, a married man is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

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



Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2021 09:04:03 AM
\$32.00 CHERRY
20210316000129440

Allen S. Bayl