

20210504000222290

05/04/2021 02:07:31 PM

DEEDS 1/2

Send tax notice to:
Christopher Parker Goodman
923 Burnt Pine Dr
Maylene, AL 35114
HWD2100138

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 **One Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars (\$159,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Matthew Eloff** whose mailing address is:

903 Fairfax Ave Bessemer AL 35020

and **Taylor Collier-Eloff AKA Taylor Collier**, whose mailing address is:

5515 Rockwood Dr. Mulga, AL 35118

(hereinafter referred to as "Grantor"), by **Christopher Parker Goodman** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Abernathy's Addition to Eagle Wood Estates, as recorded in Map Book 11, Page 61, in the Probate Office of Shelby County, 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.

\$157,003.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

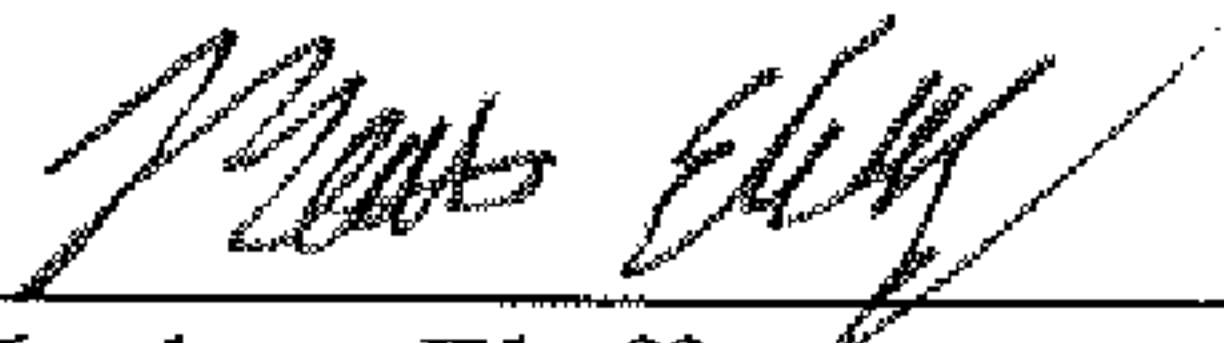
Taylor Collier Eloff and Taylor Collier is one and the same person.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs,

executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

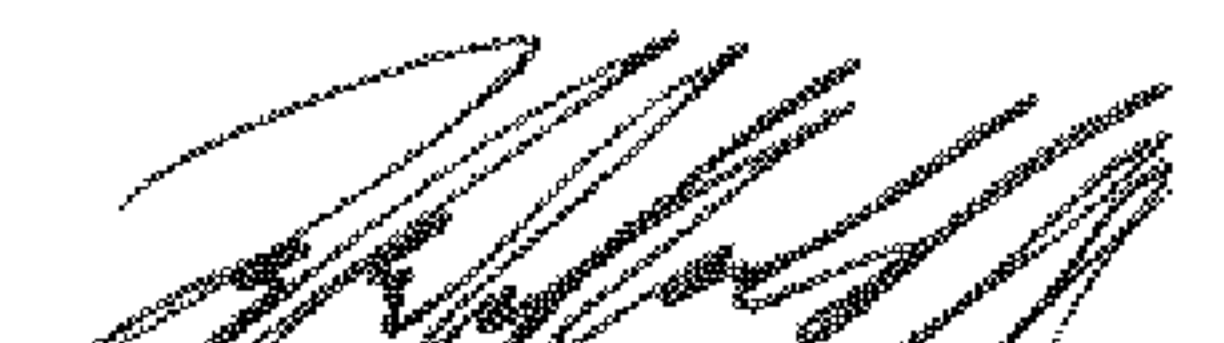
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 29th day of April, 2021.


Matthew Eloff



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2021 02:07:31 PM
\$28.00 CHERRY
20210504000222290

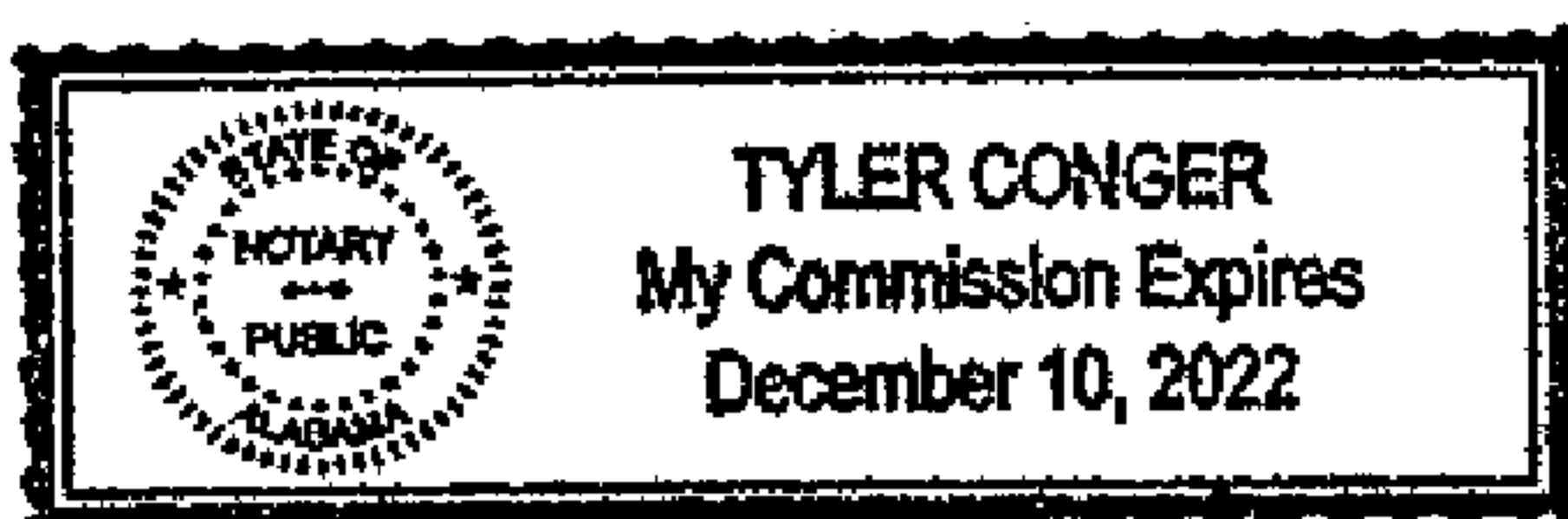
Alicia S. Bayl

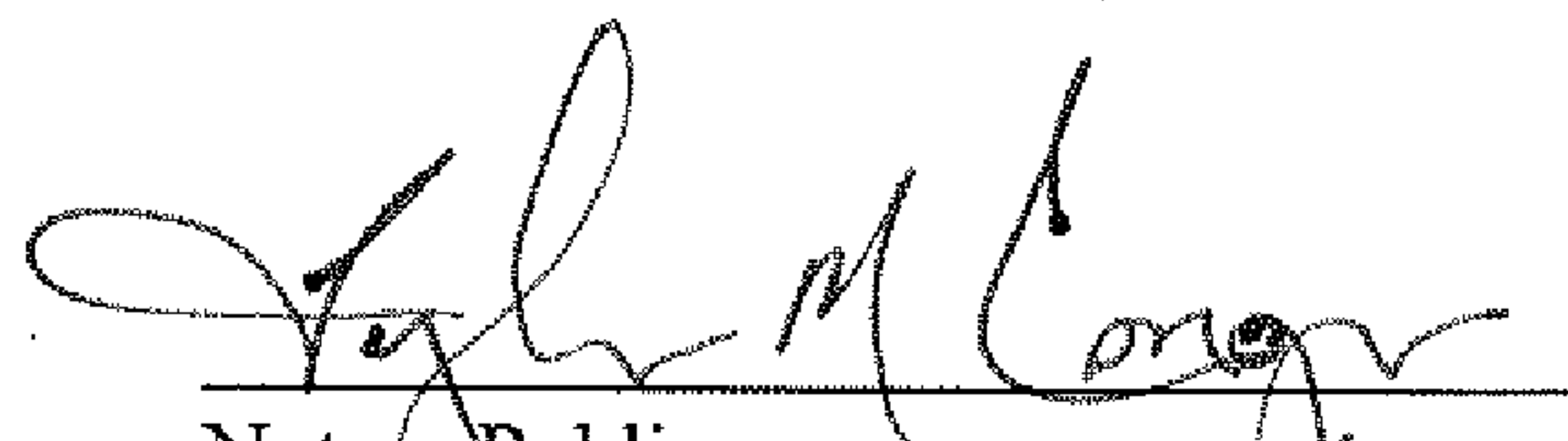

Taylor Collier-Eloff

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Eloff and Taylor Collier-Eloff, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29th day of April, 2021.




Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12-10-22