

Send tax notice to:  
JASON HARMON  
325 WINDCHASE TRACE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2021294T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Ninety-Nine Thousand and 00/100 Dollars (\$699,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHELLE M BOMAR and GLENN BOMAR, wife and husband**, whose mailing address is: *5025 Kerry Daws Rd., Bham, Al 35242* (hereinafter referred to as "Grantors") by JASON HARMON and KRISTI HARMON whose property address is: **325 WINDCHASE TRACE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 43, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55A and B, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55A and B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Volume 32, page 306 and Volume 40, page 265.
4. Right of way, Agreement and Restrictions granted to Alabama Power Company recorded in Deed 129, page 550.
5. Covenants, Conditions and Restrictions as recorded in Instrument #1994-10992.

\$548,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24<sup>th</sup> day of May, 2021.

Michelle M. Bomar  
MICHELLE M BOMAR

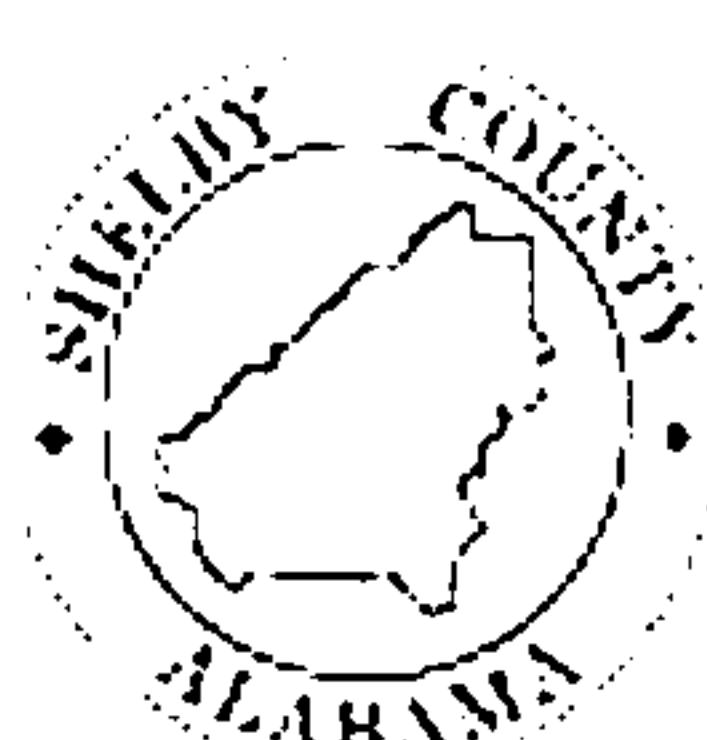
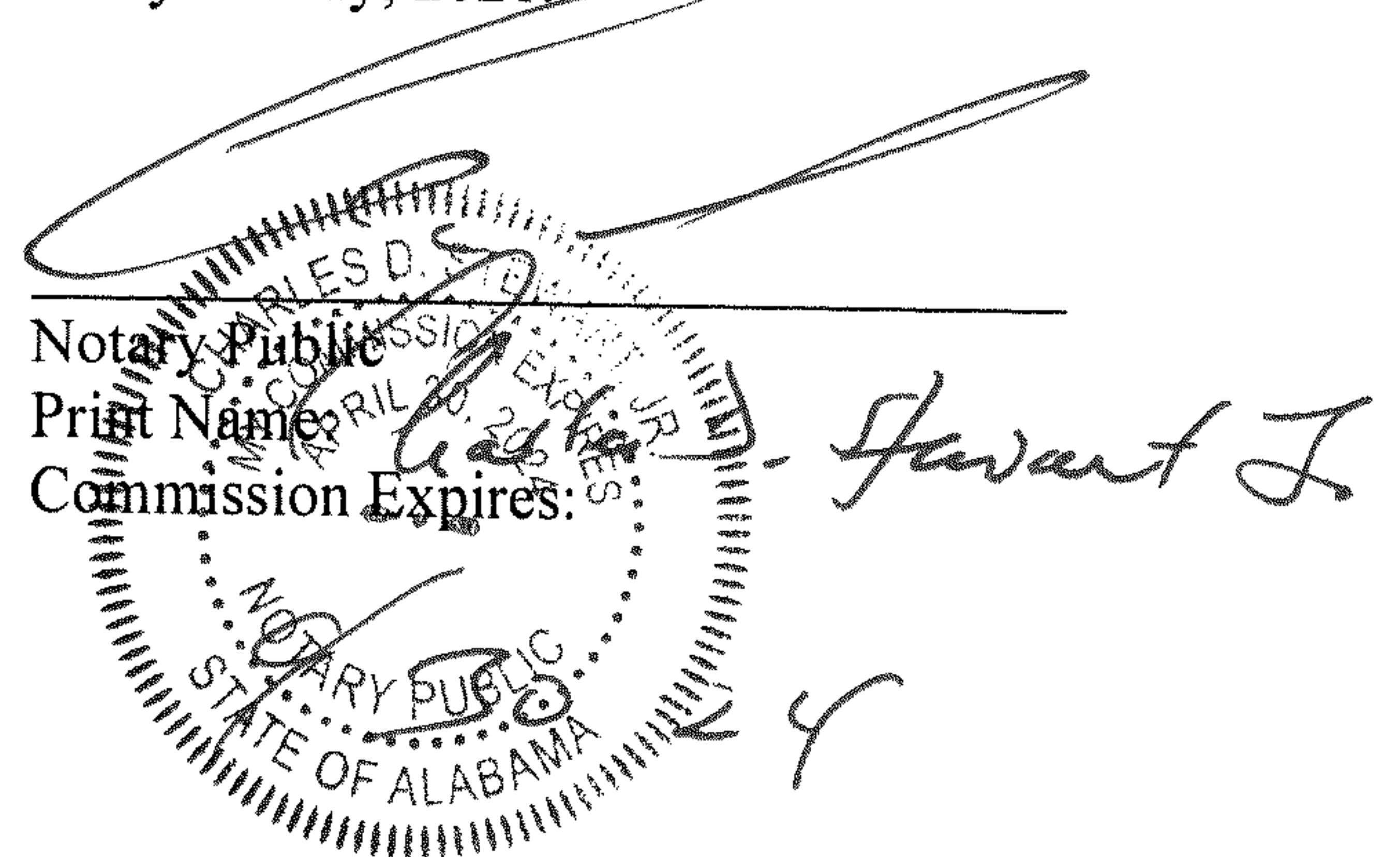
Glenn Bomar  
GLENN BOMAR

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHELLE M BOMAR and GLENN BOMAR 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 24<sup>th</sup> day of May, 2021.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/26/2021 01:38:21 PM  
\$176.00 CHERRY  
20210526000258290

*Allie S. Bayl*