

This Instrument Prepared by:

SEND TAX NOTICE TO:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2554**

**David Terrell Morrison, Jr.
1787 Indian Hill Rd
Pelham, Al 35124**

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Thousand Dollars and 00/100 Dollars (\$300,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Jennifer Hyde Hess, a married woman* and Ted L. Hyde, a married man*** whose mailing address is: 1795 Indian Hill Rd, Pelham, Al 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Morrison** whose mailing address 1787 Indian Hill Rd, Pelham, Al 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 1787 Indian Hill Road, Pelham, Al 35124 to wit:

Lot 1, Block 11, of the First Addition to the Second Sector of Indian Hills, as recorded in Map Book 5, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$274,725.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Said property does not constitute the homestead of either Grantor or their spouse(s)

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of July, 2021.

Jennifer Hyde Hess
Jennifer Hyde Hess

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack N. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Jennifer Hyde Hess** whose name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of July, 2021.

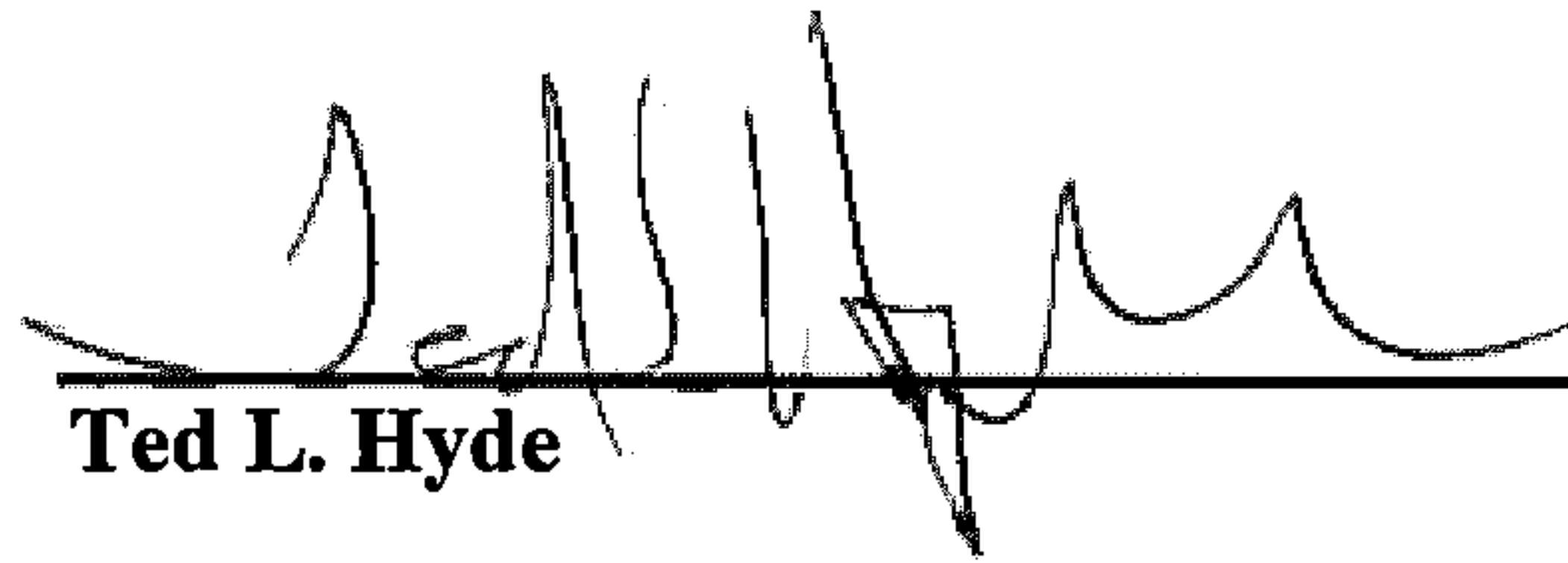
My Commission Expires: 10/31/2024

[Signature]
Notary Public

(S E A L)



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of July, 2021.

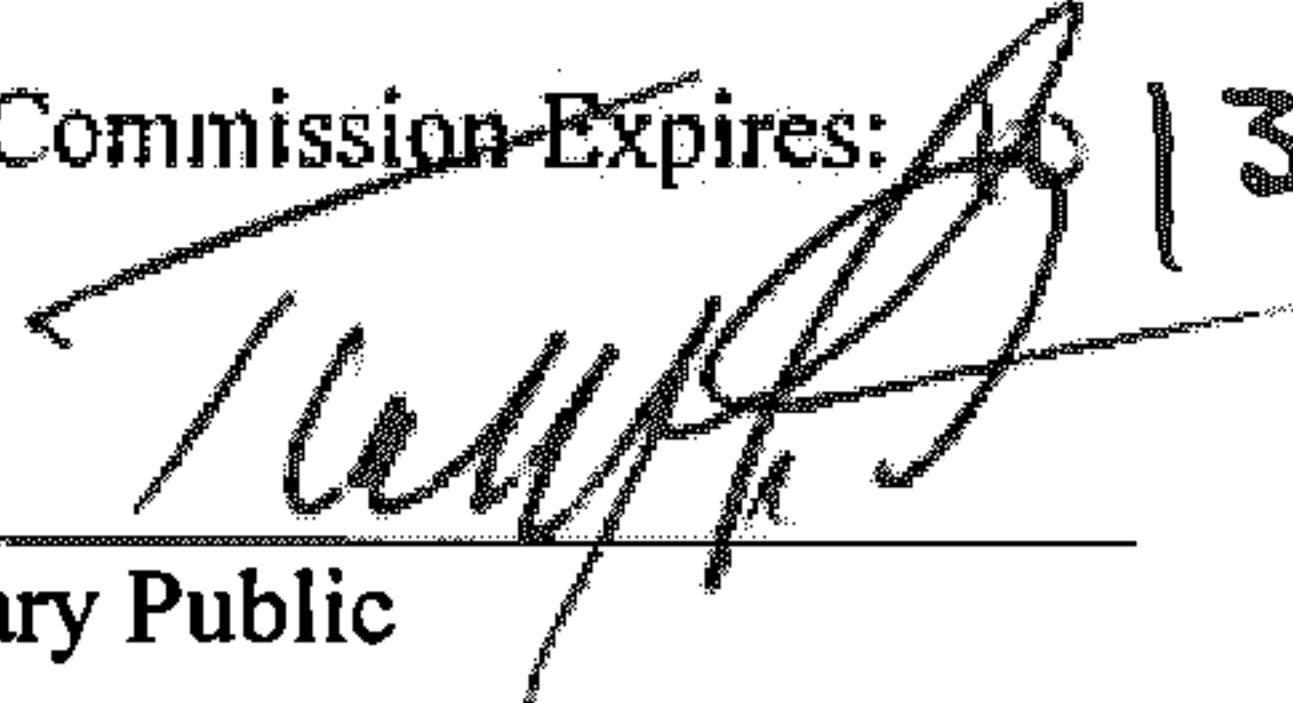


Ted L. Hyde

STATE OF Alabama
COUNTY OF Jefferson

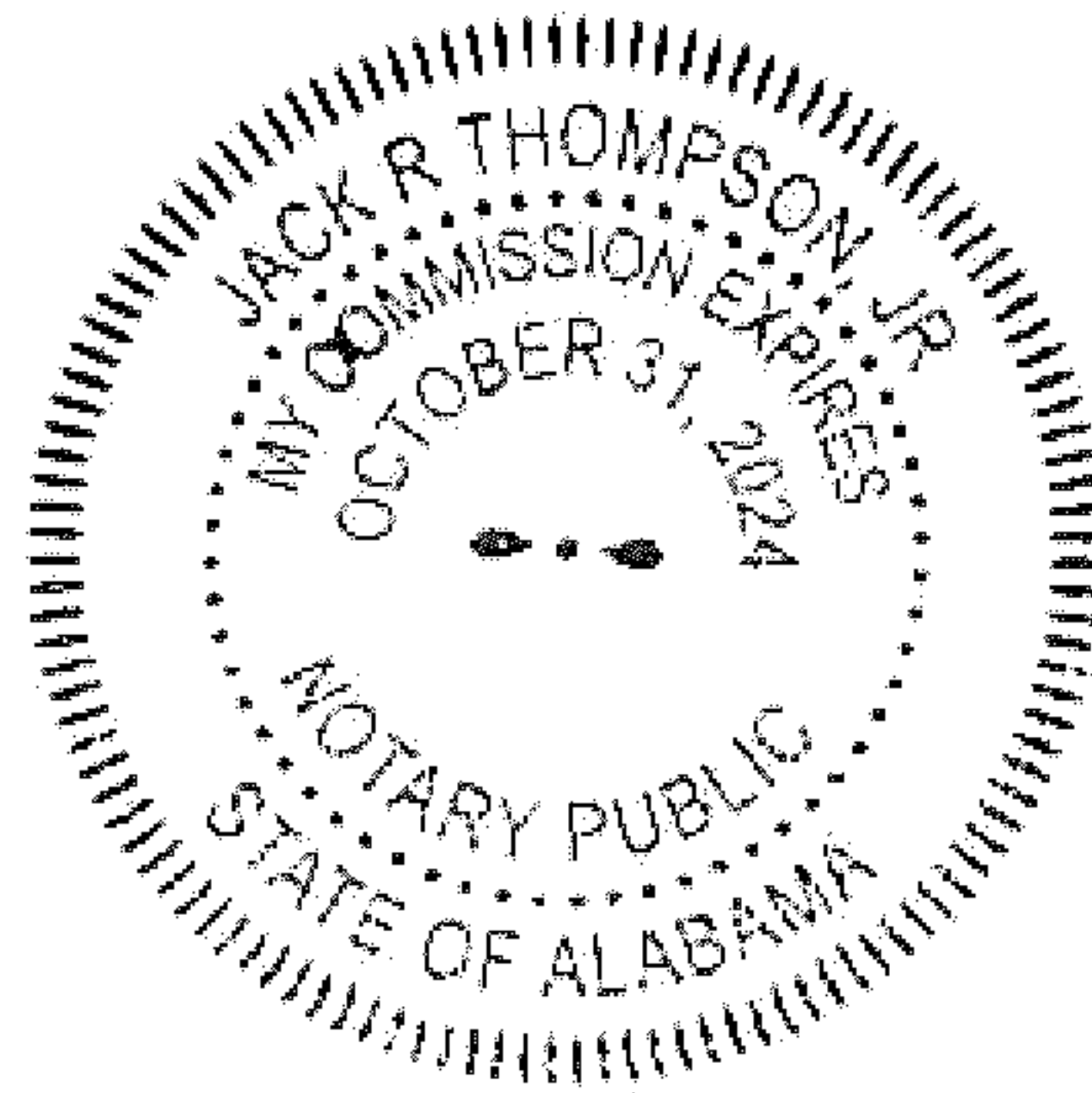
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Ted L. Hyde** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of July, 2021.

My Commission Expires: 10/31/2024


Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2021 10:34:08 AM
\$53.50 JOANN
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