

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2021-07-6386
Documentary Evidence: Sales Contract

20210812000392470
08/12/2021 09:06:52 AM
DEEDS 1/1

Send Tax Notice To:
Katy Webb Harris
2526 Chandawood Lane
Pelham, AL 35124

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Arthur W. Agee, III**, an unmarried individual, whose address is 2526 Chandawood Lane, Pelham, AL 35124(hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Katy Webb Harris**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 267, according to the survey of Chandalar South, 6th Sector Addition, as recorded in Map Book 7, page 50, in the Office of the Judge of Probate of Shelby County, Alabama.

Address of Property: 2526 Chandawood Lane, Pelham, Alabama 35124

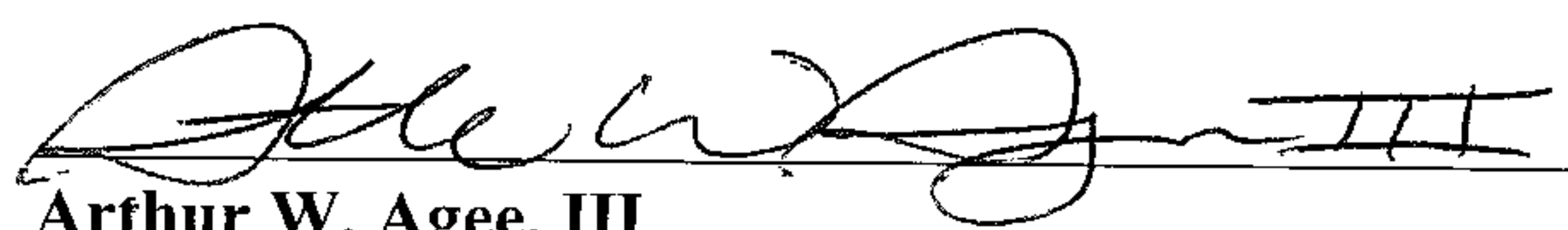
\$152,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

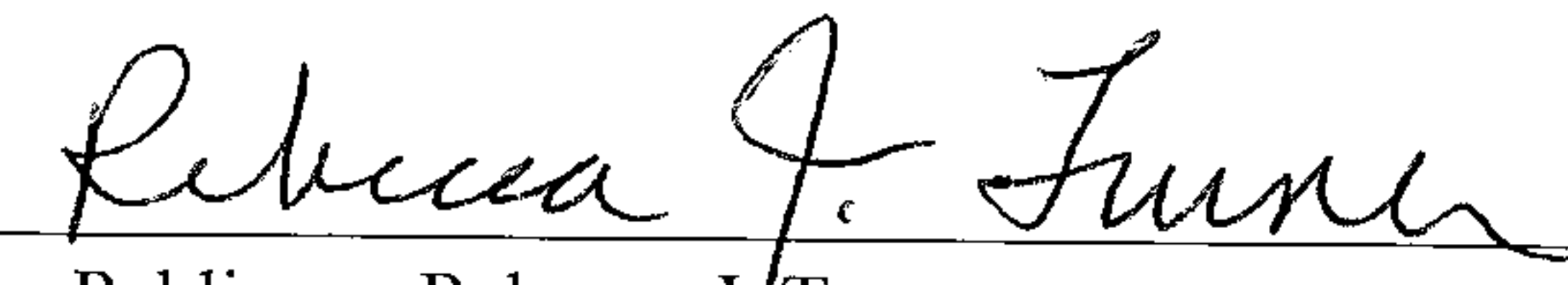
IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 29th day of July, 2021.

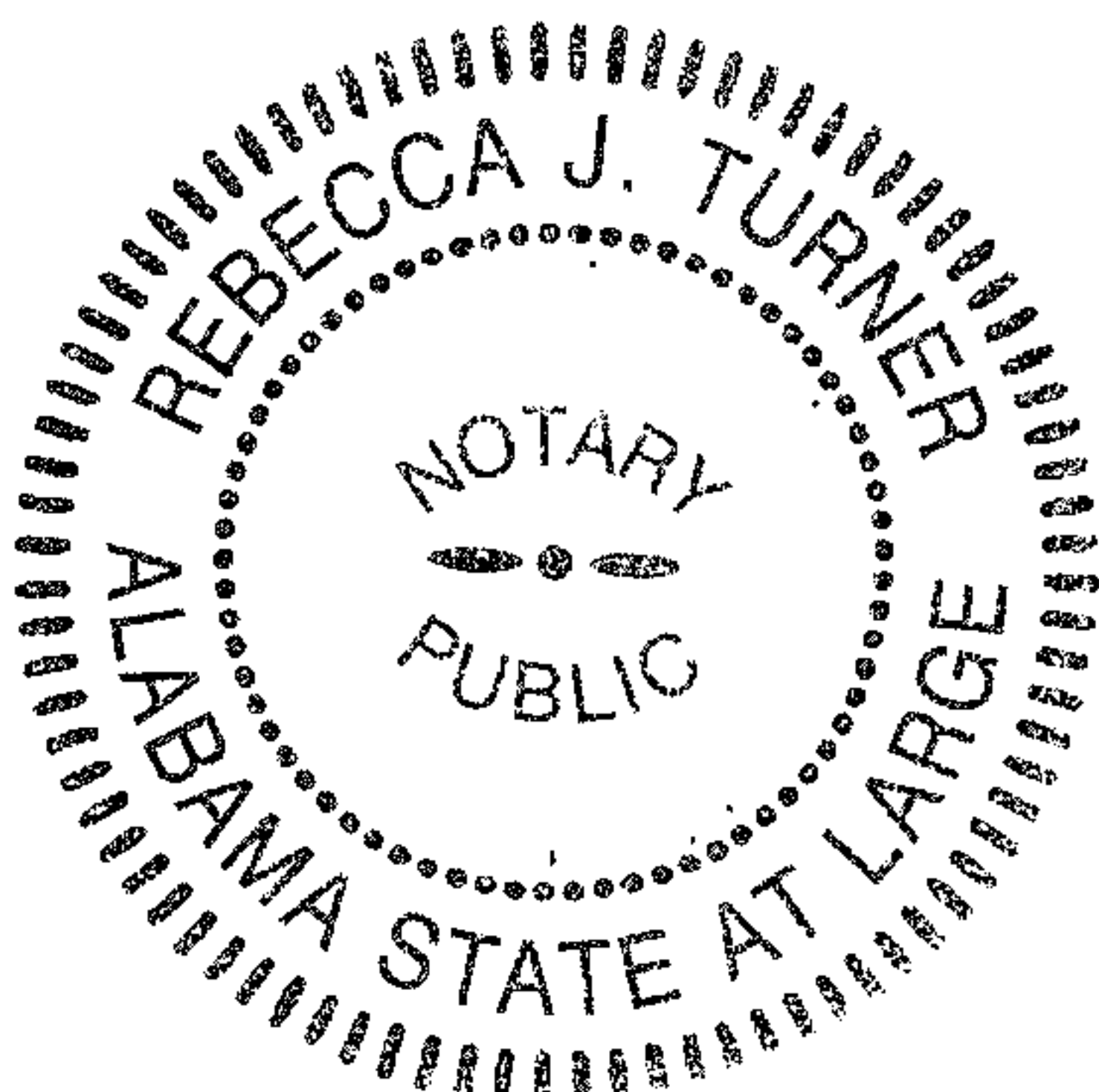
 (Seal)
Arthur W. Agee, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Arthur W. Agee, III**, an unmarried individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

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


Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2021 09:06:52 AM
\$30.00 CHERRY
20210812000392470

Allen S. Boyd