



20211012000495860 1/2 \$208.50  
Shelby Cnty Judge of Probate, AL  
10/12/2021 11:48:30 AM FILED/CERT

**SEND TAX NOTICE TO:**

Jasmine Faalua Jones  
1244 Kensington Blvd  
Calera, AL 35040

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2100782

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Eighty Three Thousand Three Hundred Forty Nine and 00/100 Dollars (\$183,349.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mark C. Harper and Ashley M. Scarborough aka Ashley M. Harper, a married couple**, whose address is 310 Koa Road, Riverside, AL 35135 (hereinafter "Grantor", whether one or more), by **Jasmine Faalua Jones**, whose address is 1244 Kensington Blvd Calera AL. 35040 (hereinafter "Grantee", whether one or more), 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, **the address of which is 1244 Kensington Blvd, Calera, AL 35040, to-wit:**

**Lot 40, according to the Survey of Kensington Subdivision, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama.**

**Together with the right of ingress and egress granted in that certain Grant of Temporary Access Easement recorded in Instrument No. 20061227000626720, in the Probate Office of Shelby County, Alabama.**

Ashley M. Harper is one and the same person as Ashley M. Scarborough grantee in the deed recorded in Instrument #20081007000396080 with the Judge of Probate Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$183,349.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors has set their signatures and seal on this 27th day of September, 2021.

  
Mark C. Harper

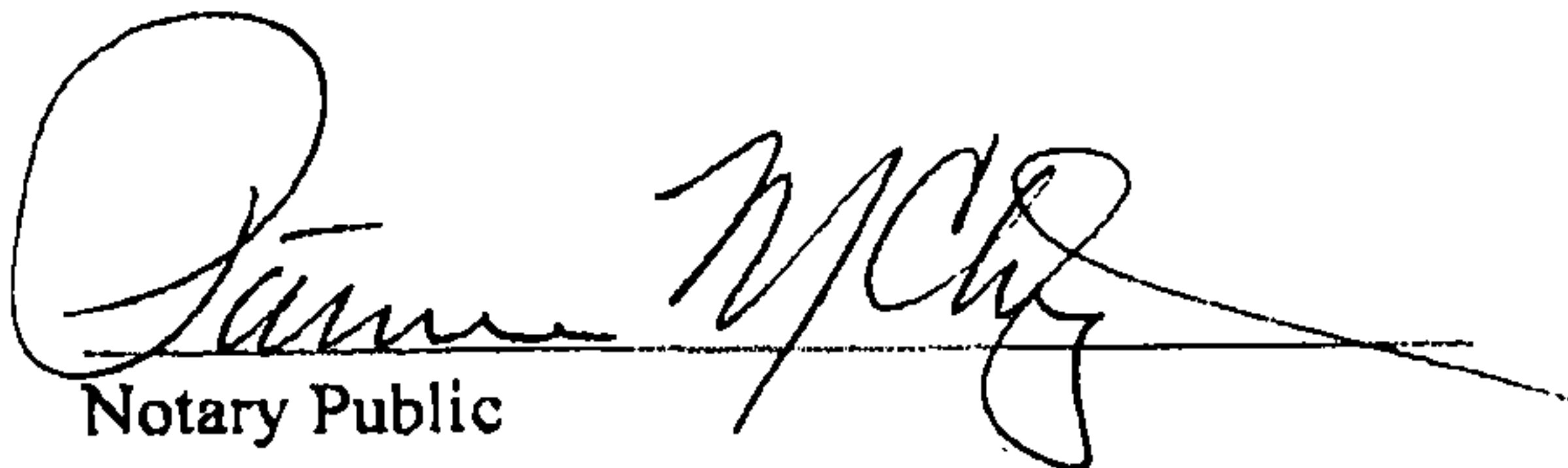
  
Ashley M. Scarborough aka Ashley M.  
Harper

State of Alabama

County of St. Clair

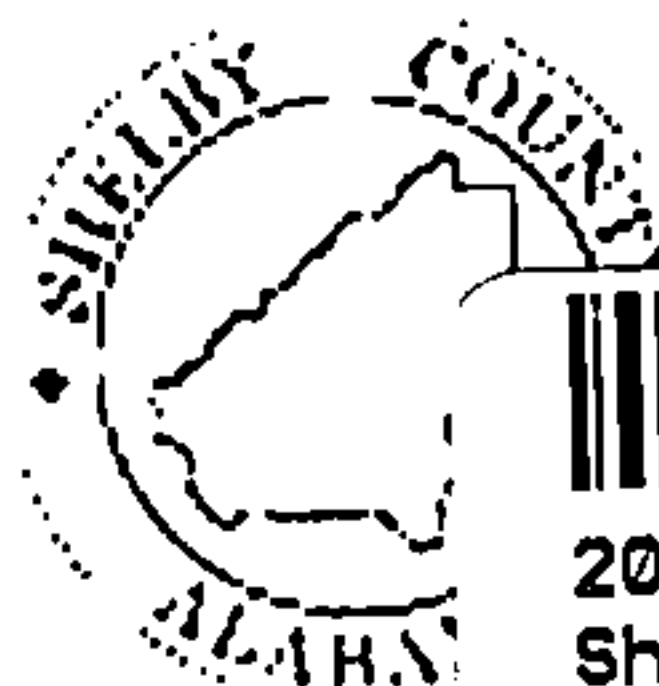
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Mark C. Harper and Ashley M. Scarborough aka Ashley M. Harper, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of September, 2021.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County



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