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10/18/2021 03:49:18 PM

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/1

Send Tax Notice To:
Christi Hardin
8238 Highway 13
Helena, AL 35080

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Forty Thousand Dollars and No Cents (\$640,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Jeff Brumfield and Lori Brumfield, a married couple, whose mailing address is:

8238 Highway 13, Helena, AL 35080

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Christi Hardin, whose mailing address is: 332 Tanglewood Cir., Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 8238 Highway 13, Helena, AL 35080** to-wit:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 4 West; thence run N 89 degrees 57'33" W along the south line of said 1/4-1/4 for 417.43'; thence run N 02° 10'27" E for 320.00' to the point of beginning; thence run N 26°30'32"W for 245.19' to a point on the Southerly right of way line of County Road 13; thence run S 49°54'26"W along said line for 99.03' thence run S 36°30'20"E for 59.66'; thence run S 54°16'28" E for 184.41' to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

\$540,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 8th day of October, 2021.

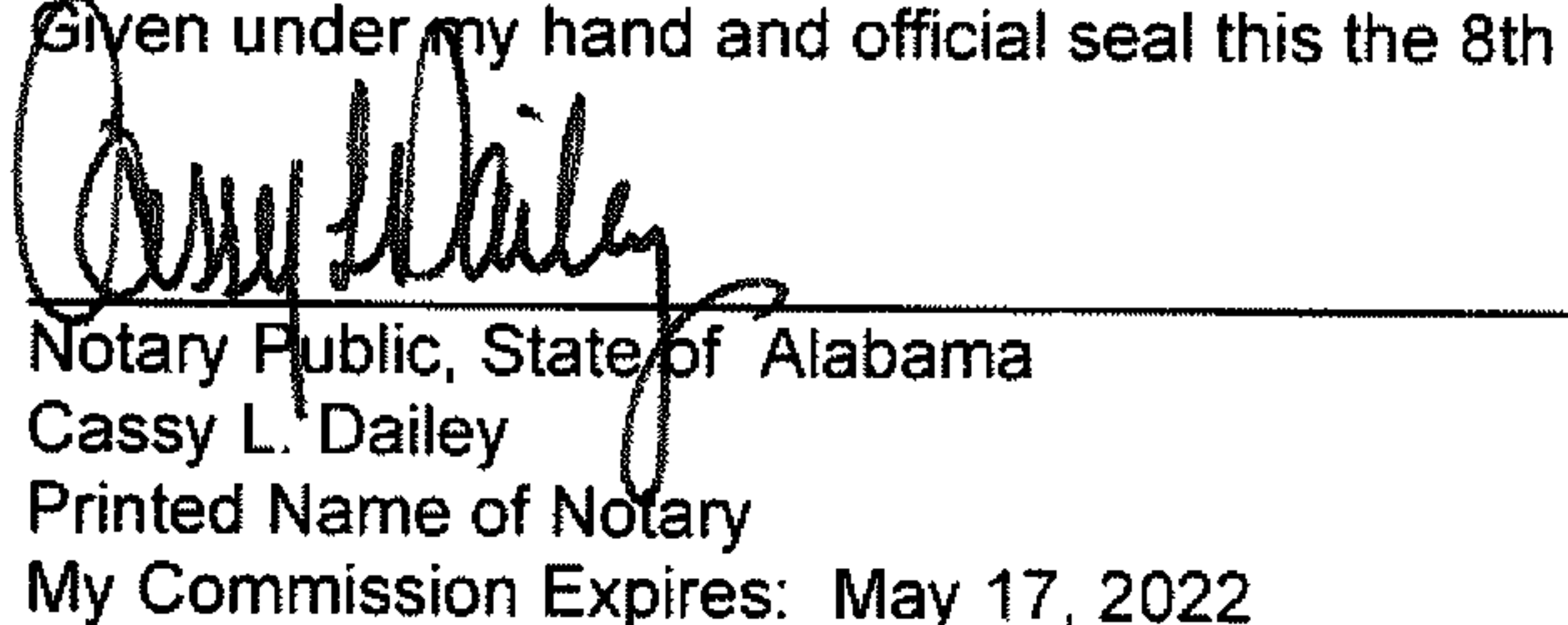

Jeff Brumfield


Lori Brumfield, by Jeff Brumfield, as Attorney In Fact

State of Alabama
County of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff Brumfield, Individually, and Jeff Brumfield, Attorney In Fact for Lori Brumfield, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such with full authority, executed the same voluntarily on said bears date.

Given under my hand and official seal this the 8th day of October, 2021.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2021 03:49:18 PM
\$122.00 CHERRY
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Allen S. Bayl