

20211027000521280  
10/27/2021 03:10:02 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Peter Harmon  
509 Rosebury Rd  
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
SMT2100279

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Three Hundred Thirty Five Thousand and 00/100 Dollars (\$335,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael E. Osborne and Gina Osborne , a married couple**, whose address is 17 Bluewater Point Dr, Niceville, FL 32578 (hereinafter "Grantor", whether one or more), by **Peter Harmon**, whose address is 1784 Southpointe Dr, Hoover, AL 35244 , (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 **509 Rosebury Rd, Helena, AL 35080**, to-wit:

**Lot 312, according to the Survey of Hillsboro Subdivision Phase I, as recorded in Map Book 37, Page 104 A, B & C, in the Probate Office of 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 \$342,705.00 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, Grantor has set their signature and seal on this 20th day of October, 2021.

*Michael E. Osborne*

Michael E. Osborne

*Gina Osborne*

Gina Osborne

State of Florida  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Michael E. Osborne and Gina Osborne, 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 20th day of October, 2021.

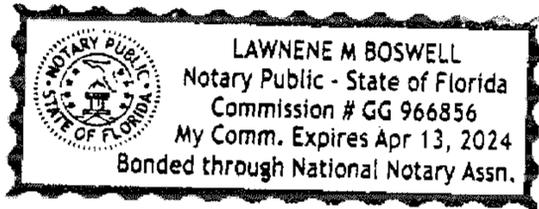
*Lawnene M. Boswell*

Notary Public *Lawnene M. Boswell*

- Physical Presence  
or
- Online Notarization

- Personally Known
- Produced Identification

Type of Identification Produced  
Driver License



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/27/2021 03:10:02 PM  
\$26.00 JOANN  
20211027000521280

*Allie S. Bayl*