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12/03/2021 02:11:37 PM
DEEDS 1/2

21-179

Send tax notice to: Alfred Henson, 1004 Conner Circle, Alabaster, AL 35007

This instrument was prepared by:

Nedra M. Garrett, Attorney

McClinton Garrett & Associates, LLC

1 Chase Corporate Drive

Building One, 4th Floor

Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Million Seventy-Nine Thousand Four Hundred Thirty-Seven and 83/100 (\$1,079,437.83) Dollars, 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 whereof is acknowledged I or we

Tall Timbers, LLC, an Alabama limited liability company whose mailing address is:

1500 Resource Drive Birmingham, AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Alfred Henson and Michelle Henson, whose mailing address is:

1004 Conner Circle, Alabaster, AL 35007
(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 328 Timberview Trail, Chelsea, AL 35043 to-wit**

Lots 31 & 32, according to the Final Plat of The Highlands of Chelsea Phase 1 Sector 1 A Residential Subdivision City of Chelsea, AL, Shelby County, as recorded in Map Book 49, Pages 52A & 52B, in the Probate Office of Shelby County, Alabama.

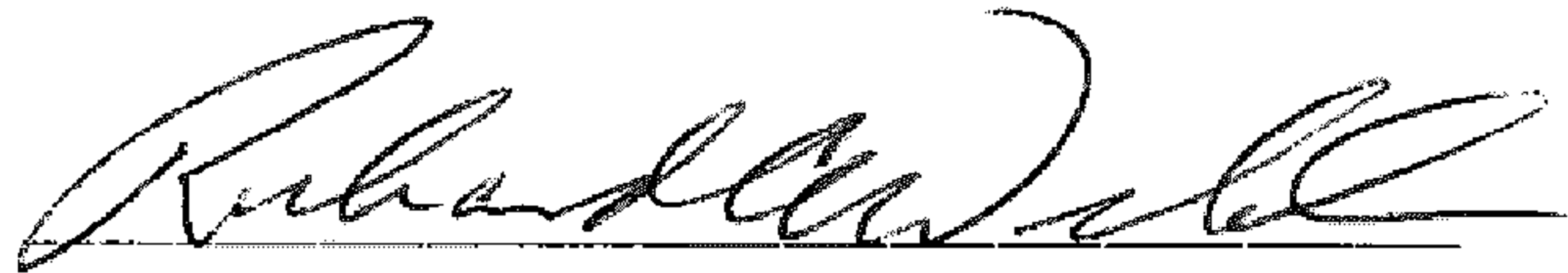
Subject to: All easements, restrictions and rights of way of record.

\$773,517.00 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 30th day of November, 2021.

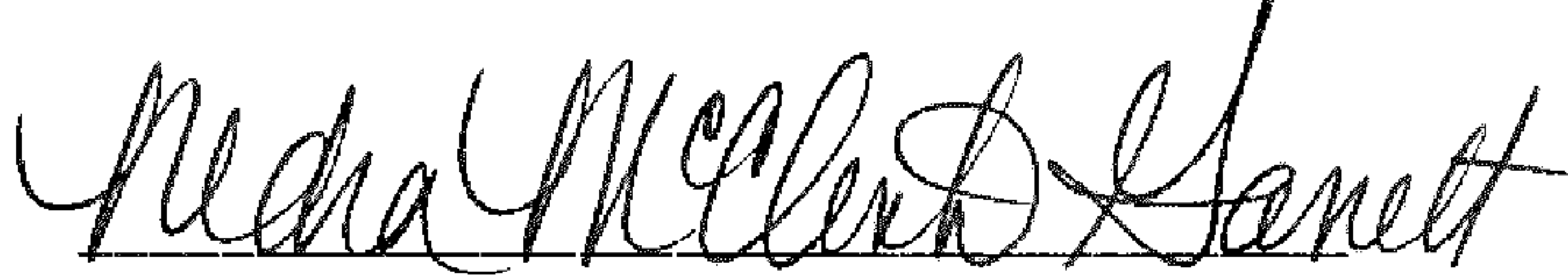


Richard A. Welch, an authorized agent for Tall Timbers, LLC

STATE OF ALABAMA
COUNTY OF JEFFERSON

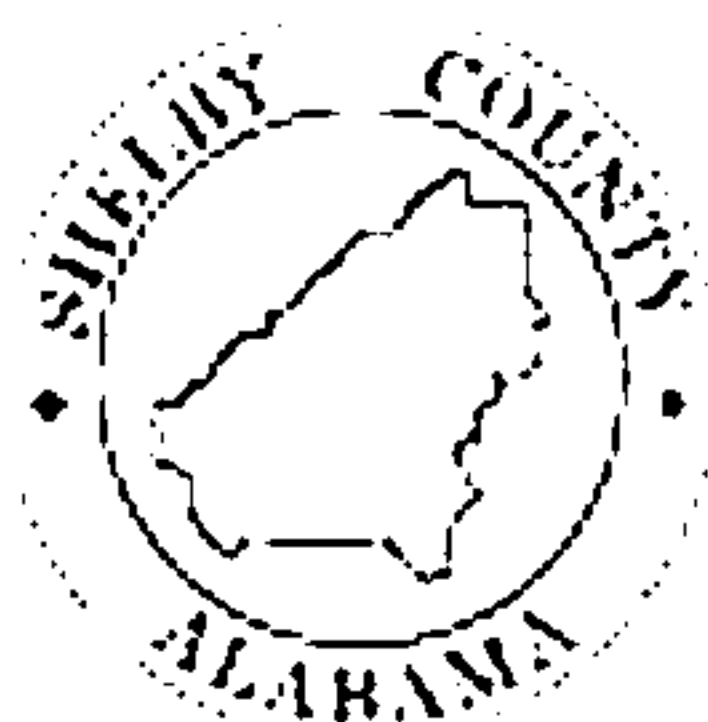
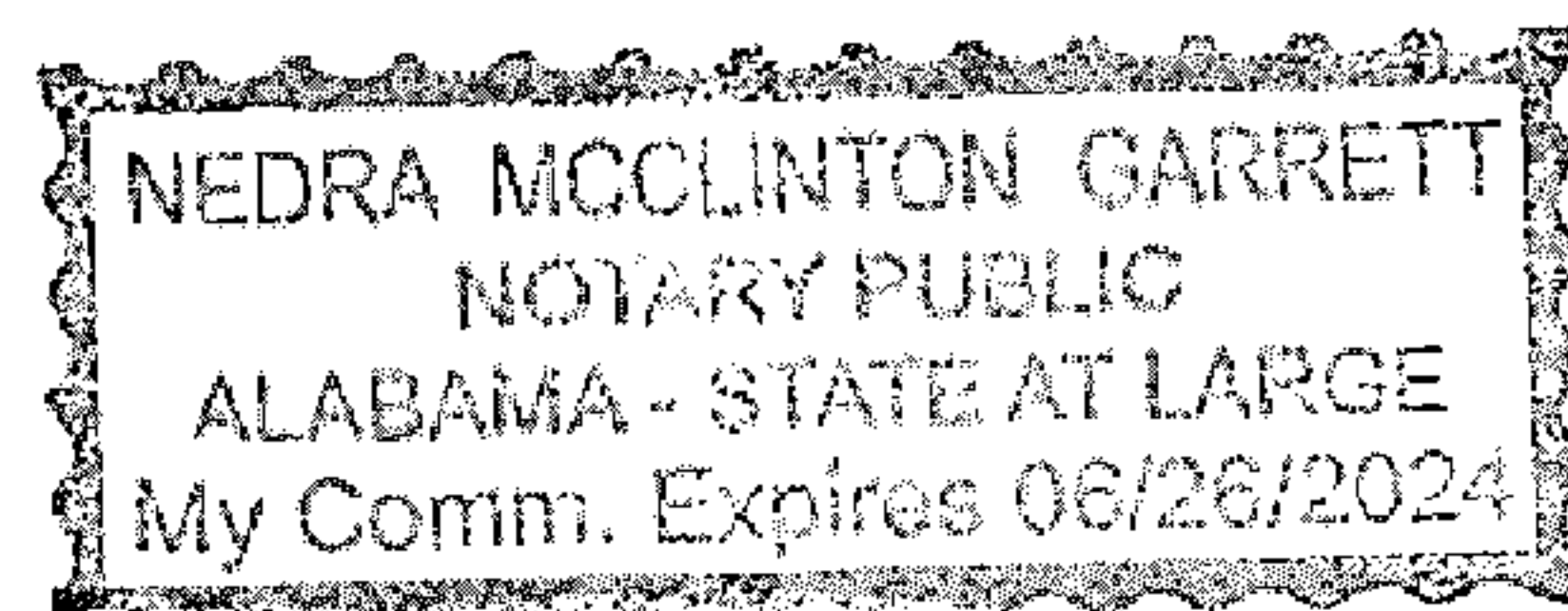
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard A. Welch, an authorized agent for Tall Timbers, LLC, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November 2021.



NOTARY PUBLIC

My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2021 02:11:37 PM
\$331.00 JOANN
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