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12/06/2021 01:50:44 PM
DEEDS 1/2

**Send tax notice to: Joseph A. Newcomb and Samantha W. Newcomb, 4127 Somerset Ridge,
Birmingham, AL 35242**

This instrument was prepared by:
Nedra M. Garrett, Attorney
South Oak Title, LLC
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Hundred Forty Thousand and No/100 (\$740,000.00) 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

James G. Harrison, Jr. and Mary Kay Trawick Harrison, husband and wife, whose mailing address is:

PO BOX 727 GRANVIEW TX 76050
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Joseph A. Newcomb and Samantha W. Newcomb, whose mailing address is:

4127 Somerset Ridge, Birmingham, AL 35242
(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: 4127 Somerset Ridge, Birmingham, AL 35242, to-wit**

Lot 1, according to the Survey of Hudson's Addition to Brook Highland, as recorded in Map Book 31, Page 37, in the Probate Office of Shelby County, Alabama.

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

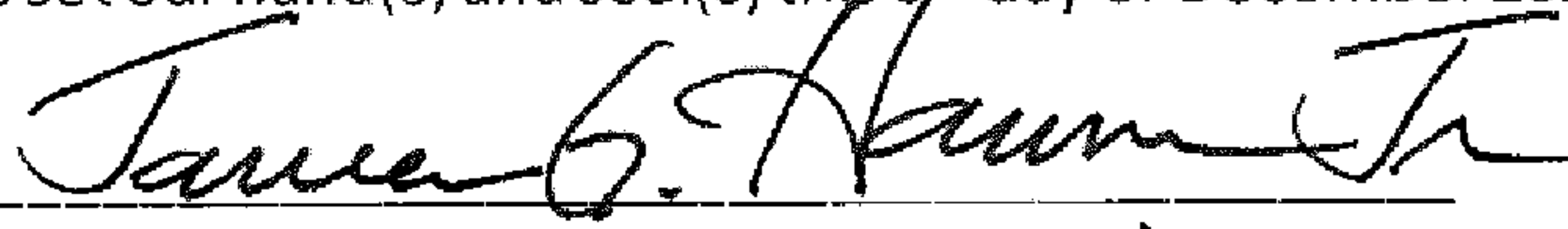
\$548,000.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Mary Kay Trawick Harrison is one and the same as Mary Kay Trawick the grantee in that certain deed recorded as Instrument #20180608000202870.

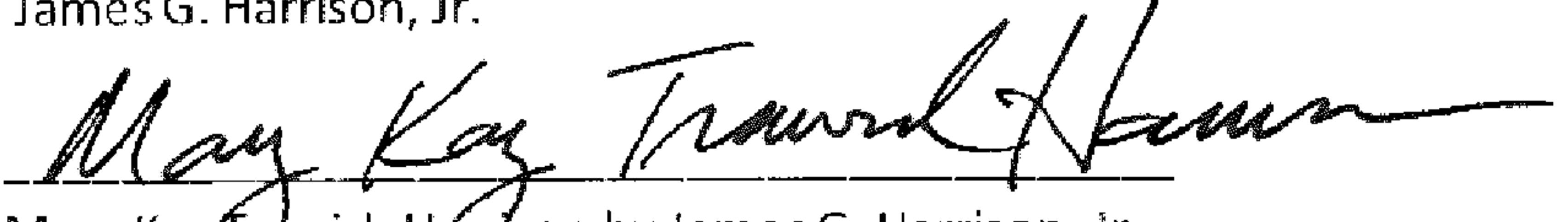
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

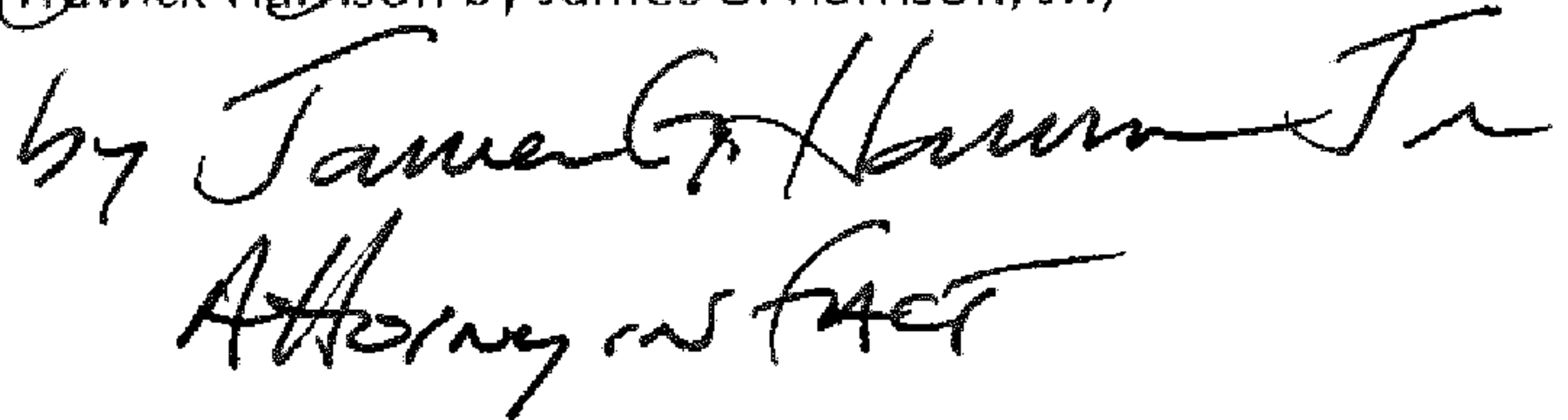
IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 3rd day of December 2021.



James G. Harrison, Jr.



Mary Kay Trawick Harrison by James G. Harrison, Jr.,
Attorney


Attorney in Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

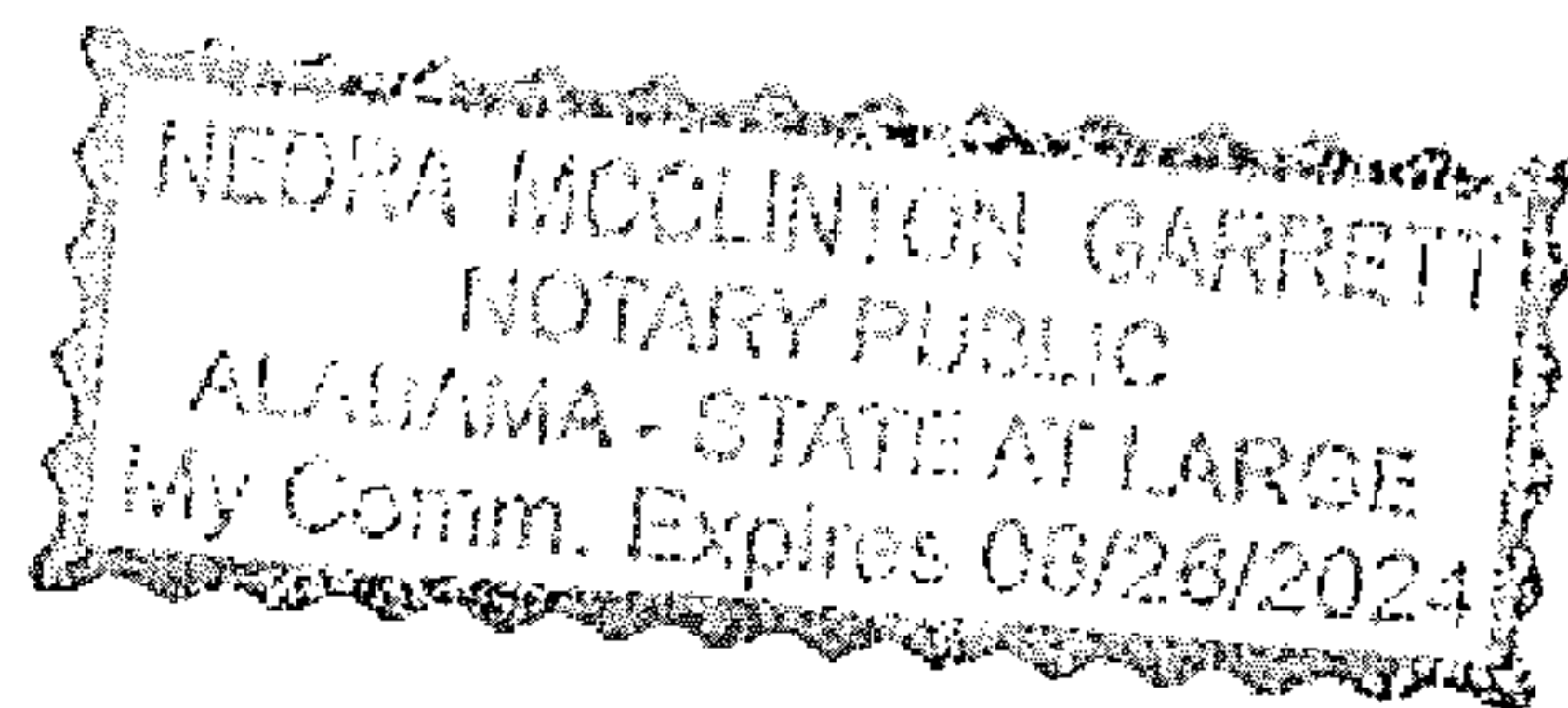
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James G. Harrison, Jr., a married man**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of December 2021.



NOTARY PUBLIC

My Commission expires: 6/26/2024



STATE OF ALABAMA
COUNTY OF JEFFERSON

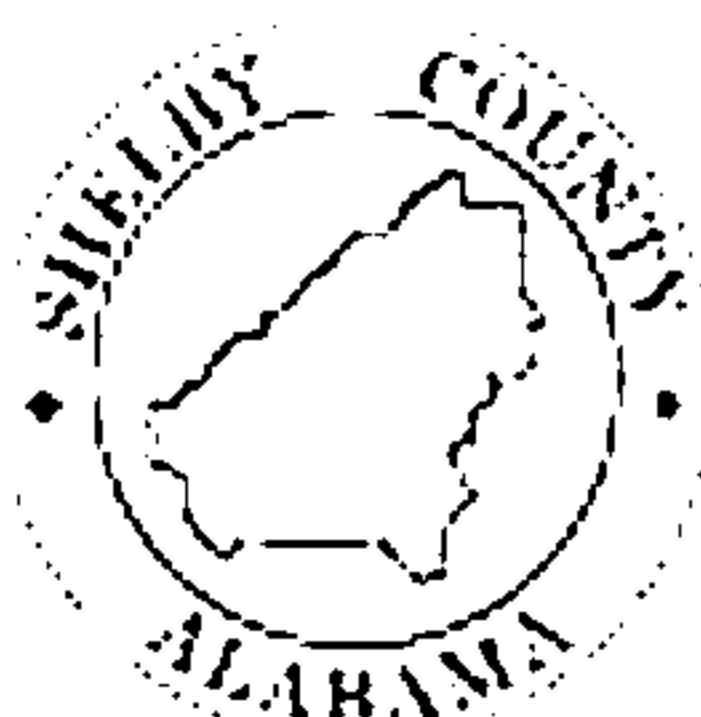
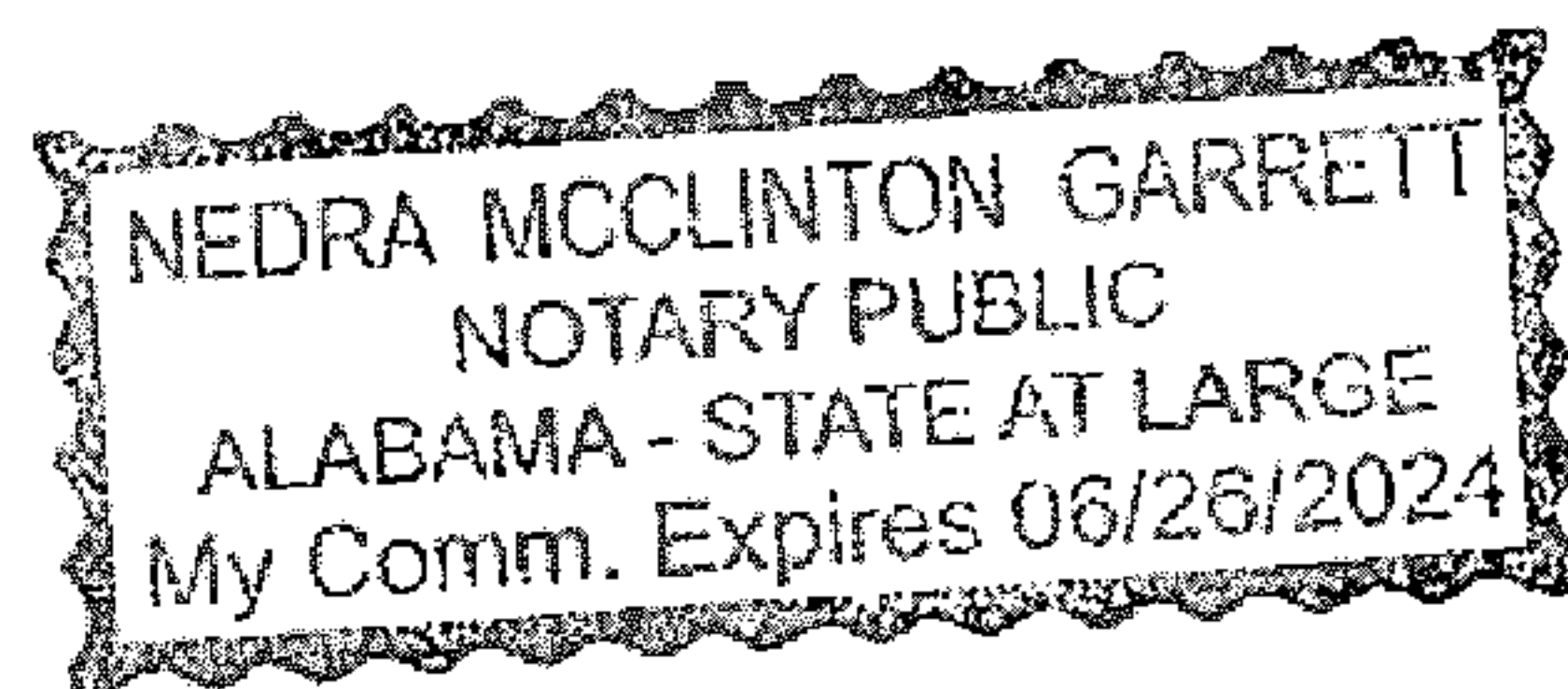
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James G. Harrison, Jr., in his capacity as Attorney In Fact for Mary Kay Trawick Harrison, a married woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 3rd day of December 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
12/06/2021 01:50:44 PM
\$218.00 JOANN
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