



20211229000610690 1/2 \$184.50
Shelby Cnty Judge of Probate, AL
12/29/2021 09:55:53 AM FILED/CERT

Send tax notice to:
Cannon David Dixon
2016 Lindsay Lane
Chelsea, AL 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

TITLE NOT EXAMINED

Shelby COUNTY

Consideration: 159,080.⁰⁰

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TWO MOUNTAINS, LLC** whose mailing address is: 1500 Resource Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **Cannon David Dixon and Emily Brogdon Dixon** whose property address is: **2103 Lindsay Lane, Chelsea, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of The Highlands, Phase 1, Sector 1 as recorded in Map Book 47, Page 17B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 12/29/2021
State of Alabama
Deed Tax: \$159.50



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IN WITNESS WHEREOF, the said Grantor, TWO MOUNTAINS, LLC, by William D Brogdon, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of December, 2021.

TWO MOUNTAINS, LLC

BY: WILLIAM D BROGDON

ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D Brogdon, whose name as Member of TWO MOUNTAINS, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company

Given under my hand and official seal this the 29th day of December, 2021.

Notary Public

Print Name: KAREN M. PORTWOOD

Commission Expires:

August 8, 2023

