

20220225000081940
02/25/2022 01:35:04 PM
DEEDS 1/3

SEND TAX NOTICE TO:

Michael L. Harris II and Karla L. Harris
129 Kentwood Way
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2101000

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Fifty Seven Thousand and 00/100 Dollars (\$257,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Craig T. Gaines, Personal Representative of the Estate of Christopher T. Gaines (aka Chris T. Gaines), deceased, Probate Case No. PR-2020-000924, Shelby County, Alabama**, whose address is: 2011 South Co Rd 9, Newton, AL 36352, and **Brittany Key fka Brittany M. Gaines, a married woman**, whose address is: 251 Capps Rd Jasper, AL 35504 (hereinafter "Grantor", whether one or more), by

Michael L. Harris II and Karla L. Harris, whose address is: 129 Kentwood Way, Alabaster, AL 35007 (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 **Michael L. Harris II and Karla L. Harris, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **129 Kentwood Way, Alabaster, AL 35007**, to-wit:

Lot 82, according to the Survey of Kentwood, 2nd Addition, Phase 1, as recorded in Map Book 18 Page 60, in the Office of the Judge of Probate of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor, Brittany Key fka Brittany M. Gaines, nor the homestead of her spouse.

Brittany Key fka Brittany M. Gaines, ex-wife of Chris T. Gaines, is signing this conveyance pursuant to their final divorce decree, Case No. DR-2017-900094.00, in the Circuit Court of Cullman County, Alabama.

Brittany Key is one and the same person as Brittany M. Gaines, grantee in that certain deed recorded in Instrument No. 20130606000231900, in the Probate Office of Shelby County, Alabama.

The deceased, Christopher T. Gaines, is one and the same person as Chris T. Gaines, grantee in that certain deed recorded in Instrument No. 20130606000231900, 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 \$252,345.00 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 23rd day of February, 2022.



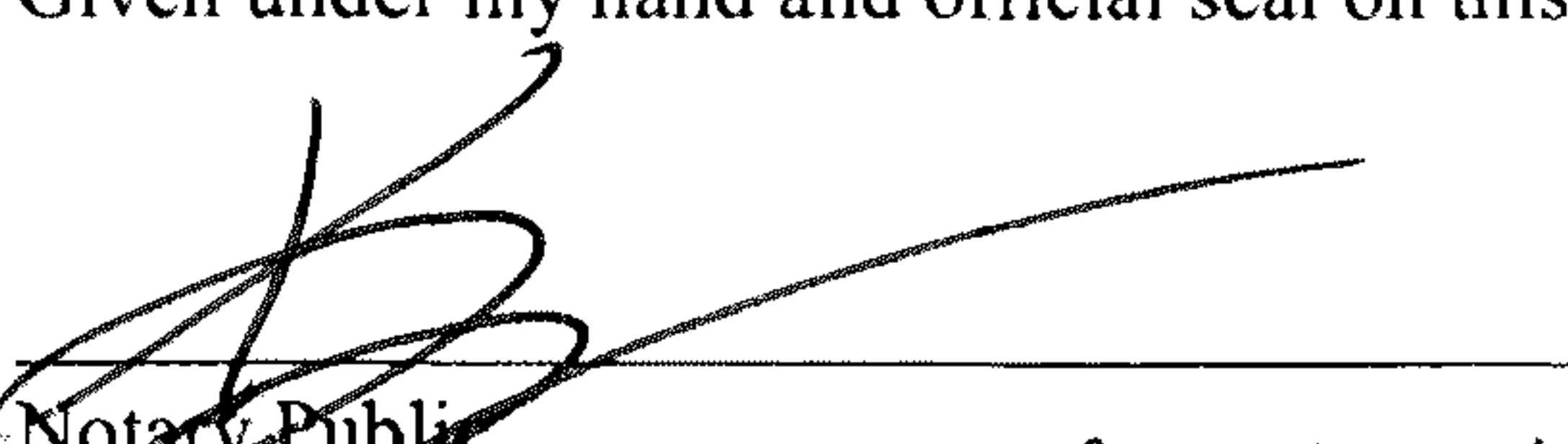
Craig T. Gaines, Personal Representative of
the Estate of Christopher T. Gaines (aka
Chris T. Gaines), deceased, Probate Case No.
PR-2020-000924, Shelby County, Alabama

State of Alabama

County of Shelby

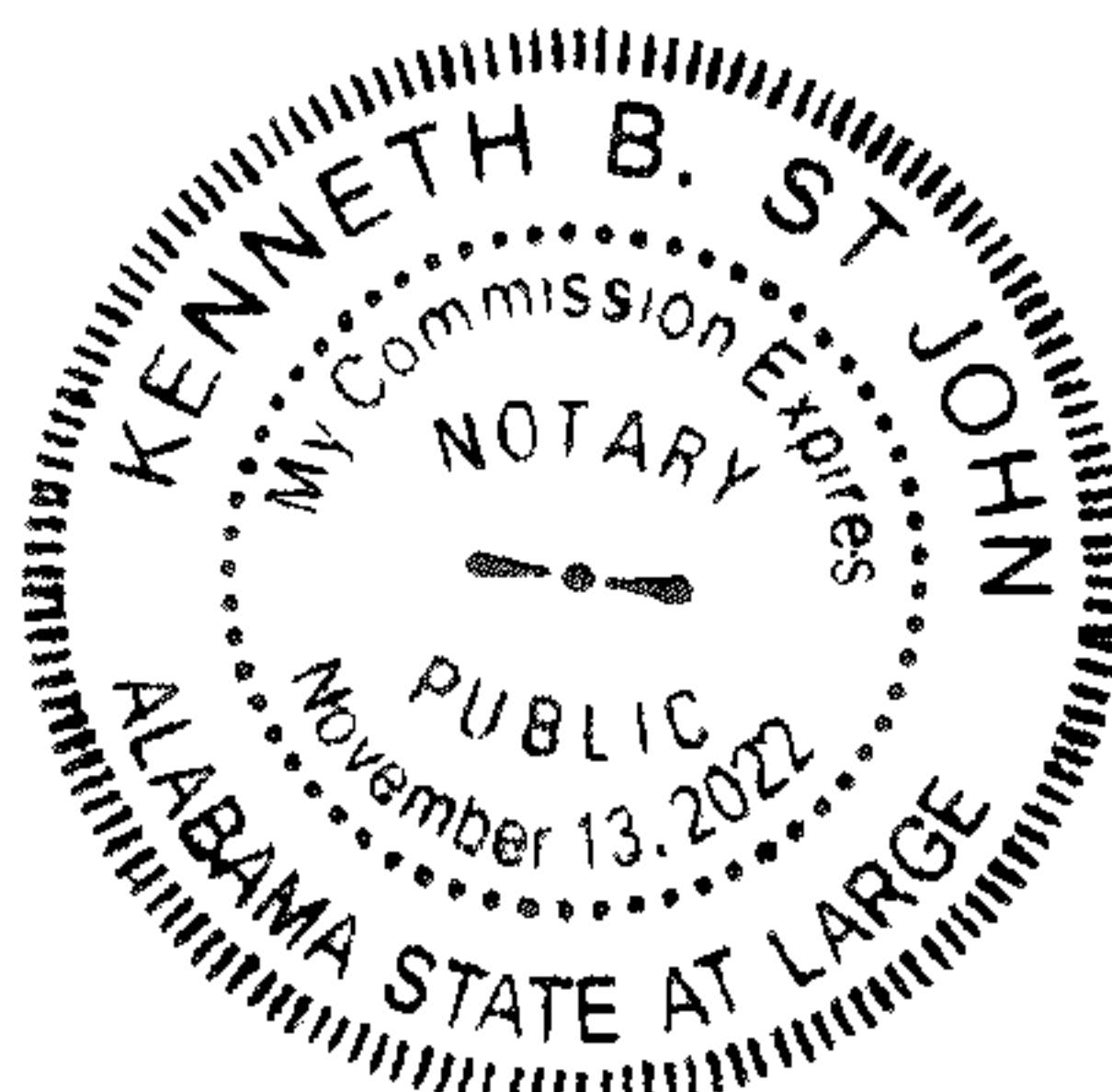
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Craig T. Gaines, whose name as Personal Representative of the Estate of Christopher T. Gaines (aka Chris T. Gaines), deceased, Probate Case No. PR-2020-000924, Shelby County, Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he in his capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23rd day of February, 2022.



Notary Public

Print Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



Brittany Key fka Brittany M. Gaines

State of Alabama

County of Walker

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Brittany Key fka Brittany M. Gaines, 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 the said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23rd day of February, 2022.

Notary Public

Print Name: Michael Jonathan Glover Jr

My Commission Expires: January 12, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2022 01:35:04 PM
\$36.00 CHERRY
20220225000081940



Allie S. Boyd