

SEND TAX NOTICE TO:

Gerald Harris
325 Fran Drive
Alabaster, AL 35007

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Randy L. Gagnon and Natalie L. Gagnon, husband and wife**, whose address is 100 Kilberry Circle, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Gerald Harris**, whose address is 1430 Brewerton Drive, Sacramento, CA 95833, (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 **Gerald Harris**, the following described real estate situated in Shelby County, Alabama, **the address of which is 325 Fran Drive, Alabaster, AL 35007 to-wit:**

Lot 27, Block 1, according to the Survey of Green Valley, Third Sector, First Addition as recorded in Map Book 6, Page 162, in the Probate Office of Shelby County, Alabama, and part of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

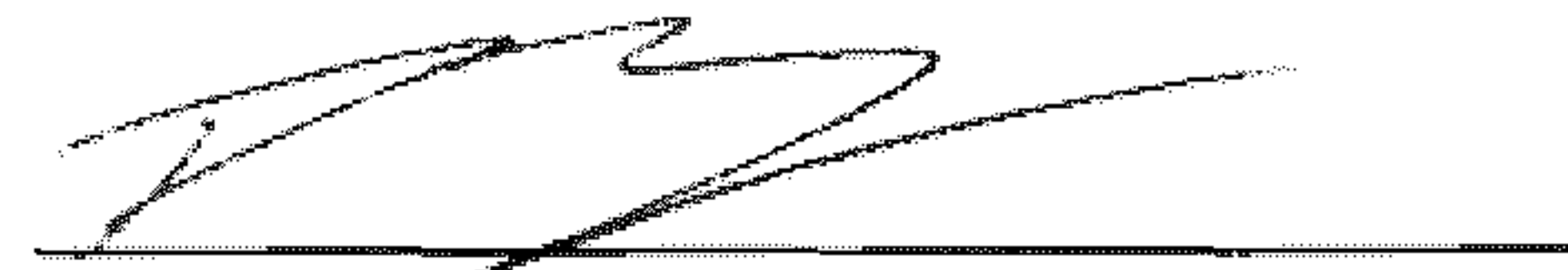
From the Northeast corner of Lot 27, Block 1, Green Valley, Third Sector, First Addition, as recorded in Map Book 6, Page 162 in the Office of the Judge of Probate of Shelby County, Alabama. run in a Southerly direction along the East line of said Lot 27 for a distance of 201.03 feet to the Southeast corner of said Lot 27. Said point also being on the Northerly right of way line of Fran Drive, thence turn an angle to the left of 90 degrees and run in an Easterly direction along said Northerly right of way line a distance of 35 feet; thence turn an angle to the left of 90 degrees and leaving said right of way line, run in a Northerly direction for a distance of 200.02 feet; thence turn an angle to the left of 88 degrees, 21 minutes and run in a Westerly direction for a distance of 35.01 feet to the point of beginning; being situated in 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 \$204,600.00 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 March, 2022.


Randy L. Gagnon

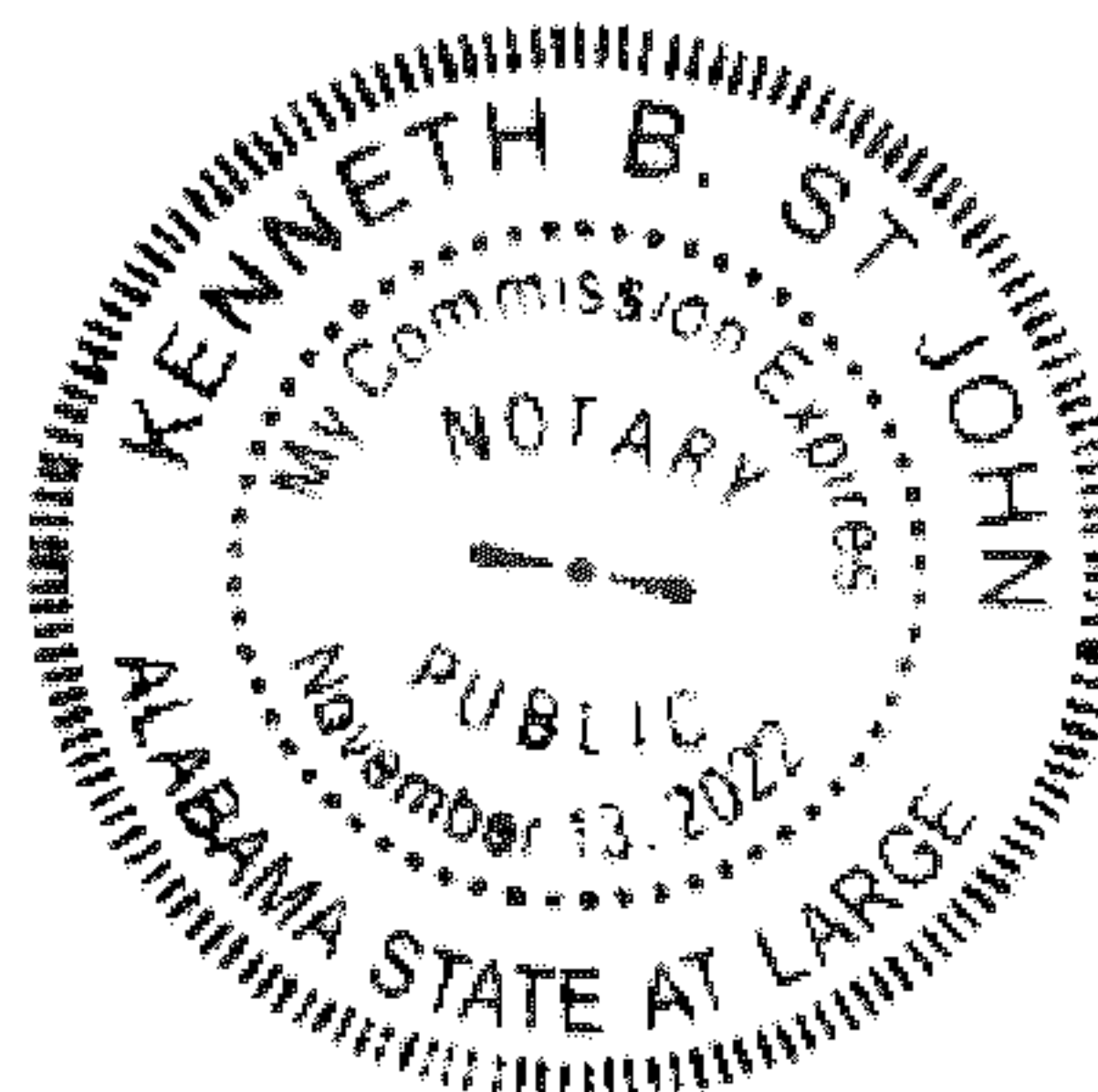

Natalie L. Gagnon

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Randy L. Gagnon and Natalie L. Gagnon, 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 this 23rd day of March, 2022.


Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2022 04:05:37 PM
\$26.00 BRITTANI
20220324000121110

