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08/17/2022 02:18:23 PM
DEEDS 1/3

Send Tax Notice to:
Alexandria White
127 Brook Highland Cove
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-2389**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTY THREE THOUSAND ONE HUNDRED TWENTY SEVEN AND 00/100 (\$283,127.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Abigail J. Harmon and Nathan R. Harmon, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

8659 Clarke Lane, Leeds, AL 35094

by **Alexandria White (herein referred to as "Grantee"),** whose mailing address is

127 Brook Highland Cove, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **127 Brook Highland Cove, Birmingham, AL 35242,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, **2022** AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$226,501.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17 day of August, 2022.

Abigail J. Harmon
Abigail J. Harmon

Nathan R. Harmon
Nathan R. Harmon

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Abigail J. Harmon and Nathan R. Harmon**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of August, 2022.

Christian Blake Dobbins
Notary Public

Printed Name
My Commission Expires:

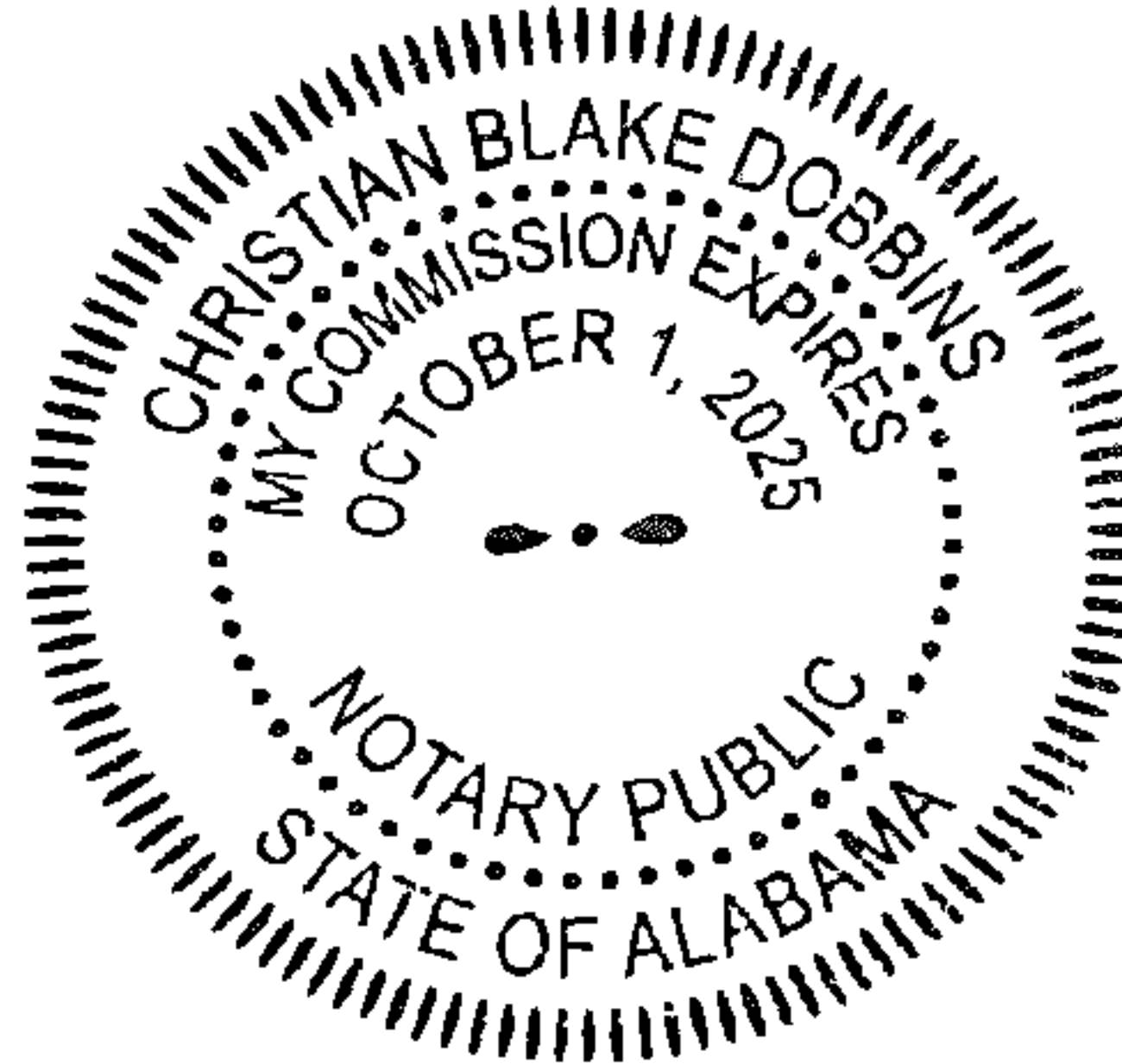


EXHIBIT A

Property 1:

Lot 50, according to the Survey of Village at Brook Highland as recorded in Map Book 24, Page 93, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2022 02:18:23 PM
\$85.00 BRITTANI
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Allen S. Bayl