

20220919000361800
09/19/2022 03:13:46 PM
DEEDS 1/3

Send Tax Notice to:
Leny McDougald
1248 Macqueen Drive
Helena, AL 35080

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

File: **BHM-22-2534**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00) 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 **Matthew Harrison, Personal Representative of The Estate of Jan Frances Harrison, Deceased, PR-2022-000126, Shelby County, AL (herein referred to as "Grantor," whether one or more)**, whose mailing address is **1621 Colesbury Cir Hoover, AL 35226**

by **Leny McDougald (herein referred to as "Grantee")**, whose mailing address is **3223 Kerri Drive, Moody, AL 35004**

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 **1248 Macqueen Drive, Helena, AL 35080**, 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.

Jan L. Harrison is one and the same person as Jan Frances Harrison.

George Wayne Harrison, co-grantee in the deed recorded in Book 322, Page 645, passed away on January 24, 2012.

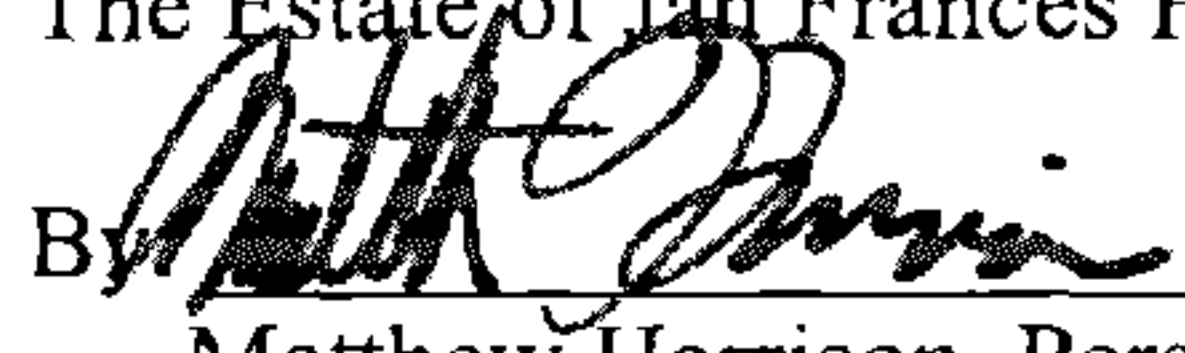
\$164,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 16 day of September, 2021.

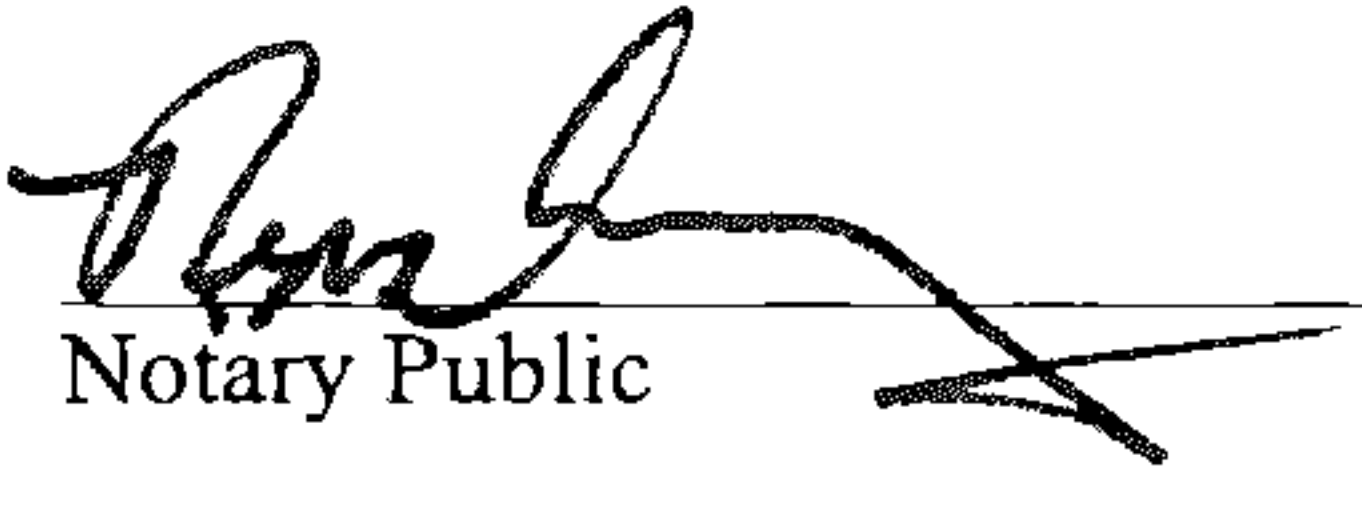
The Estate of Jan Frances Harrison, Deceased, PR-2022-000126, Shelby County, AL

By 
Matthew Harrison, Personal Representative

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew Harrison, Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Jan Frances Harrison, Deceased, PR-2022-000126, Shelby County, AL**, 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, with full authority on behalf of **The Estate of Jan Frances Harrison, Deceased, PR-2022-000126, Shelby County, AL**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of September, 2021.


Notary Public

Printed Name

My Commission Expires:

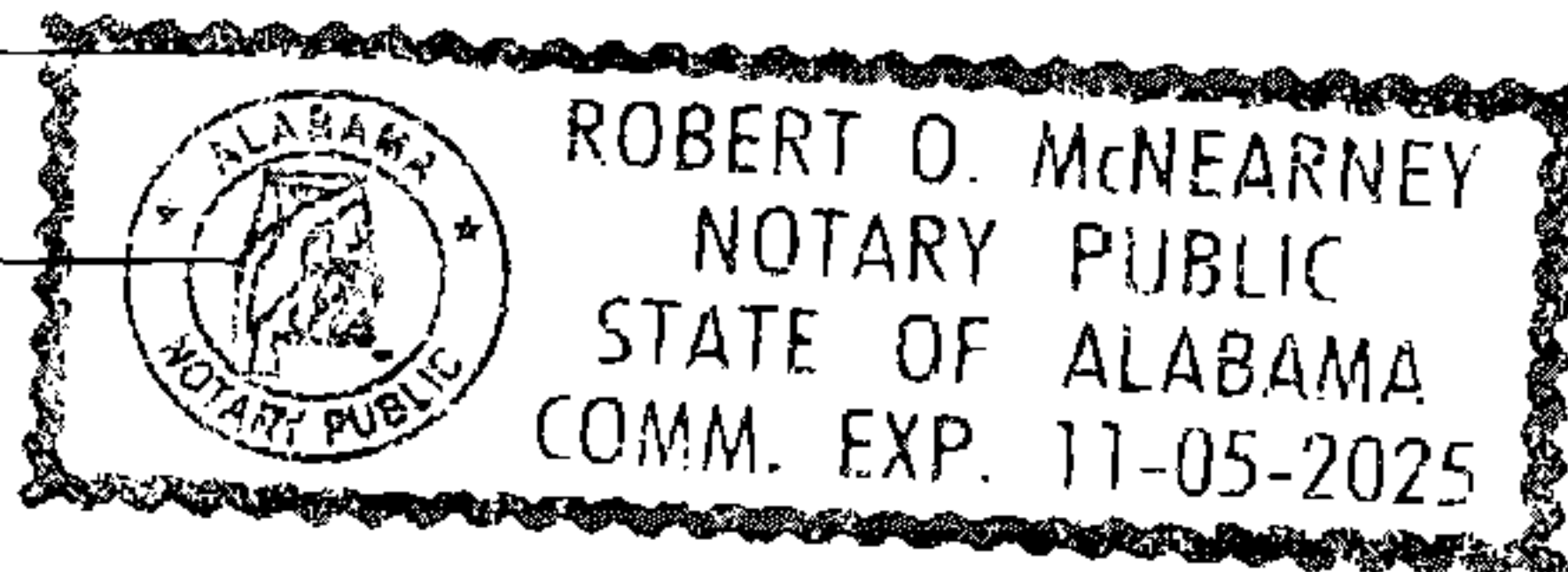
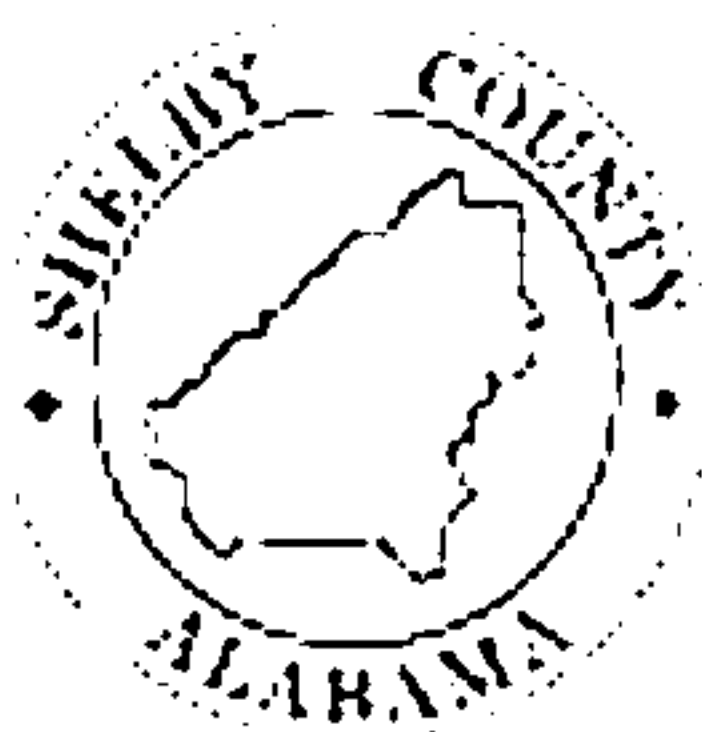


EXHIBIT A

Property 1:

Lot 55, according to the Survey of Brandywine, Second Sector, as recorded in Map Book 7, Page 6, 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
09/19/2022 03:13:46 PM
\$233.00 BRITTANI
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Allen S. Bayl