

20221005000380110
10/05/2022 10:56:27 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Joshua Eugene Burr and Sarah Denise Burr

6206 Highway 85
Vincent, AL 35178

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 FORTY ONE THOUSAND AND 00/100 (\$241,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gann Brothers, LLC, an Alabama Limited Liability Company**, whose address is 628 Grayson Place, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Joshua Eugene Burr and Sarah Denise Burr**, whose address is , (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 **Joshua Eugene Burr and Sarah Denise Burr, a married couple**, the following described real estate situated in Shelby County, Alabama, the address of which is 6200 Highway 85, Vincent, AL 35178, to-wit:

Lot 7, Block 1 of the Pine Hills Subdivision in the Town of Vincent, Alabama as shown by map or plat of said Subdivision on record in the Office of the Probate Judge, Shelby County, Alabama, in Map Book 4, Page 45.

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 \$232,956.00 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 itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Gann Brothers, LLC, an Alabama Limited Liability Company, by David Gann, as its Owner, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 3rd day of October, 2022.

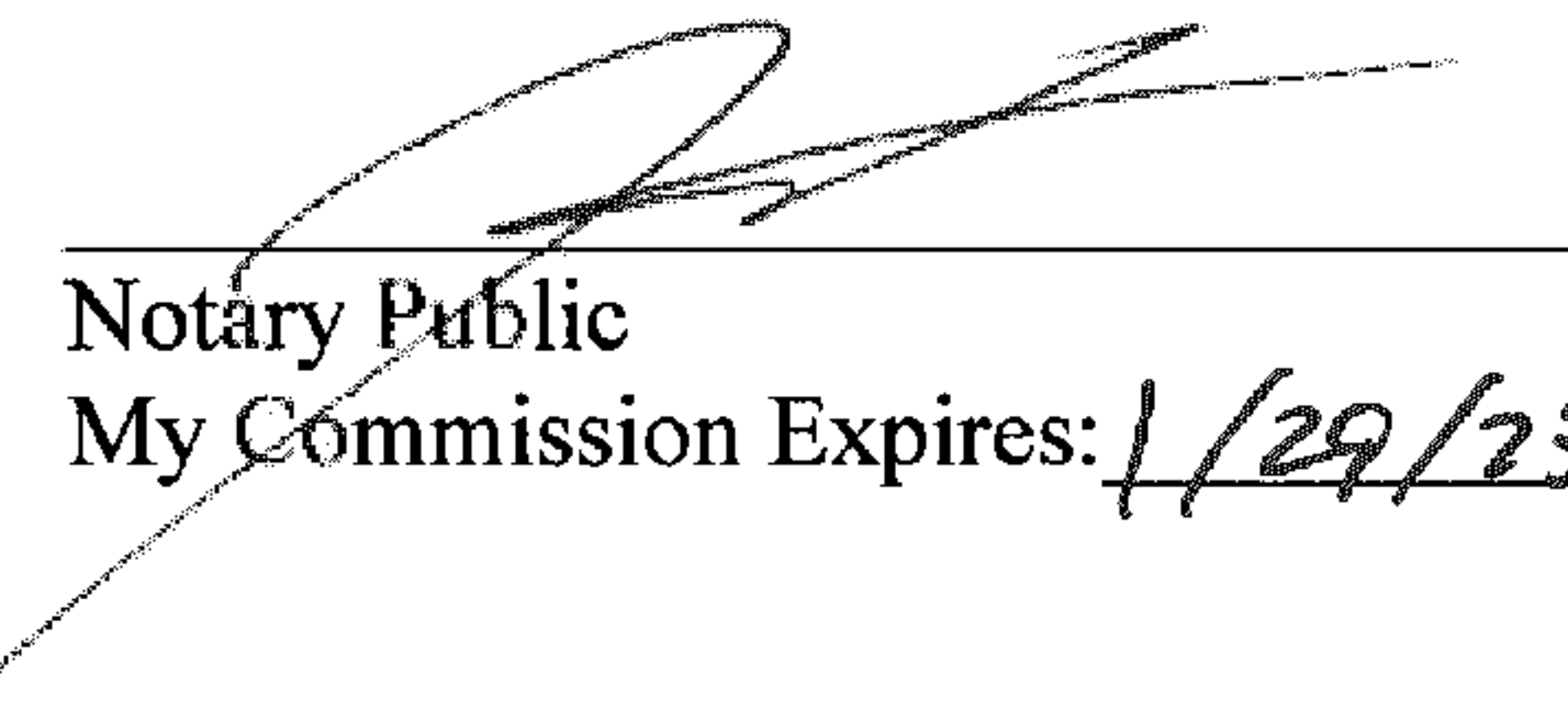
Gann Brothers, LLC, an Alabama Limited Liability Company

By:  OWNER
David Gann, Owner

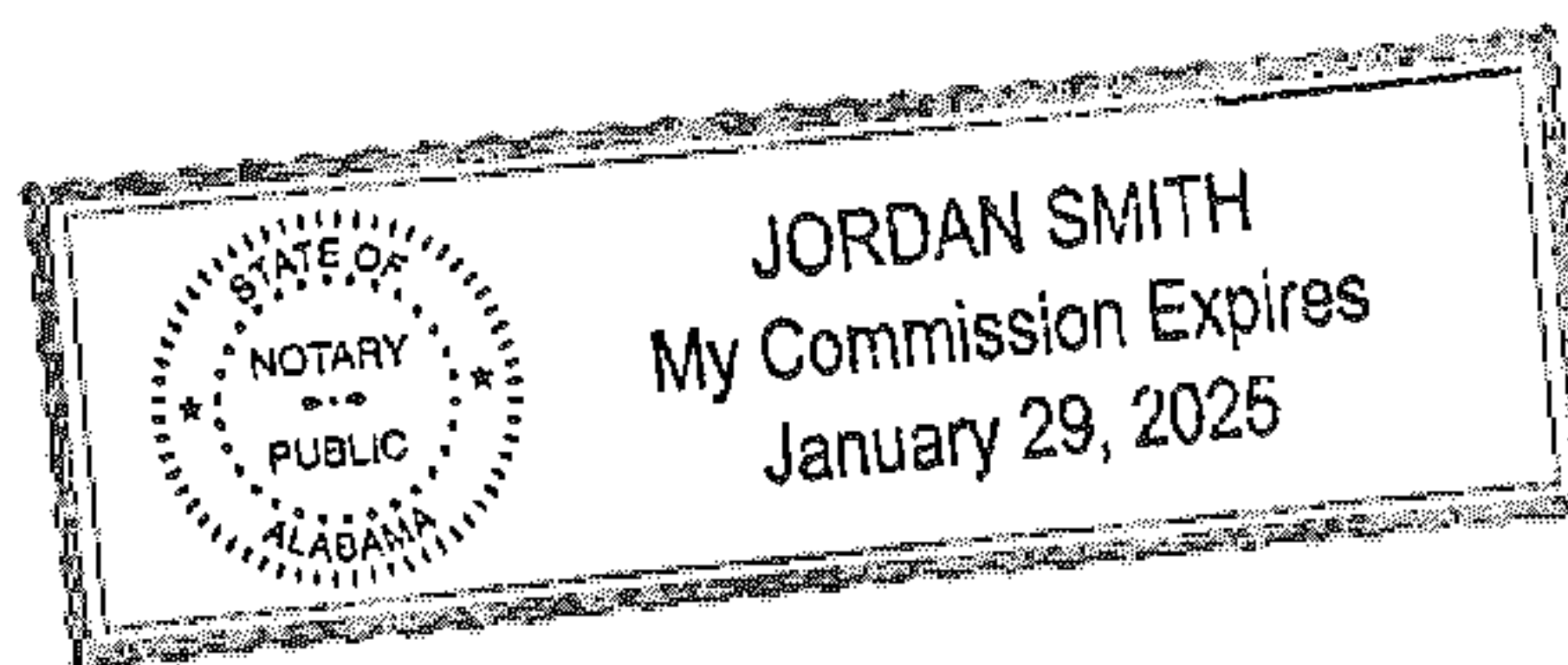
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said County in said State, hereby certify that David Gann whose name as Owner of Gann Brothers, LLC, a AL Limited Liability Company, 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 instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 3rd day of October, 2022.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2022 10:56:27 AM
\$33.50 BRITTANI
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