

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
JHarmon Construction, LLC  
148 Greenfield Lane  
Alabaster, AL 35007

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Keith Edward Harmon, a married man, and Estate of Jeffrey Dennis Harmon, deceased, in the Probate Court of Jefferson County, Alabama, Case Number: 21BHM002986, whose mailing address is:** 2612 Serigny St., Gulf Shores, AL 36542

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(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**JHarmon Construction, LLC, whose mailing address is: 148 Greenfield Lane, Alabaster, AL 35007**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 161 Greenfield Ln., Alabaster, AL 35007** to-wit:

Lot 71, according to the Survey of Greenfield Sector 2 as recorded in Map Book 16, Page 106, Shelby County, Alabama Records.

Subject to: All easements, restrictions and rights of way of record.

\$118,676.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

One of the grantees in that deed recorded in Instrument No. 20070612000276170 Neal Gregory Harmon died on or around January 13, 2019. Jeffrey Dennis Harmon one of the other grantees died on/or around February 10, 2021.

The above described property doe not constitute the homestead of the Grantor, Keith Edward Harmon, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

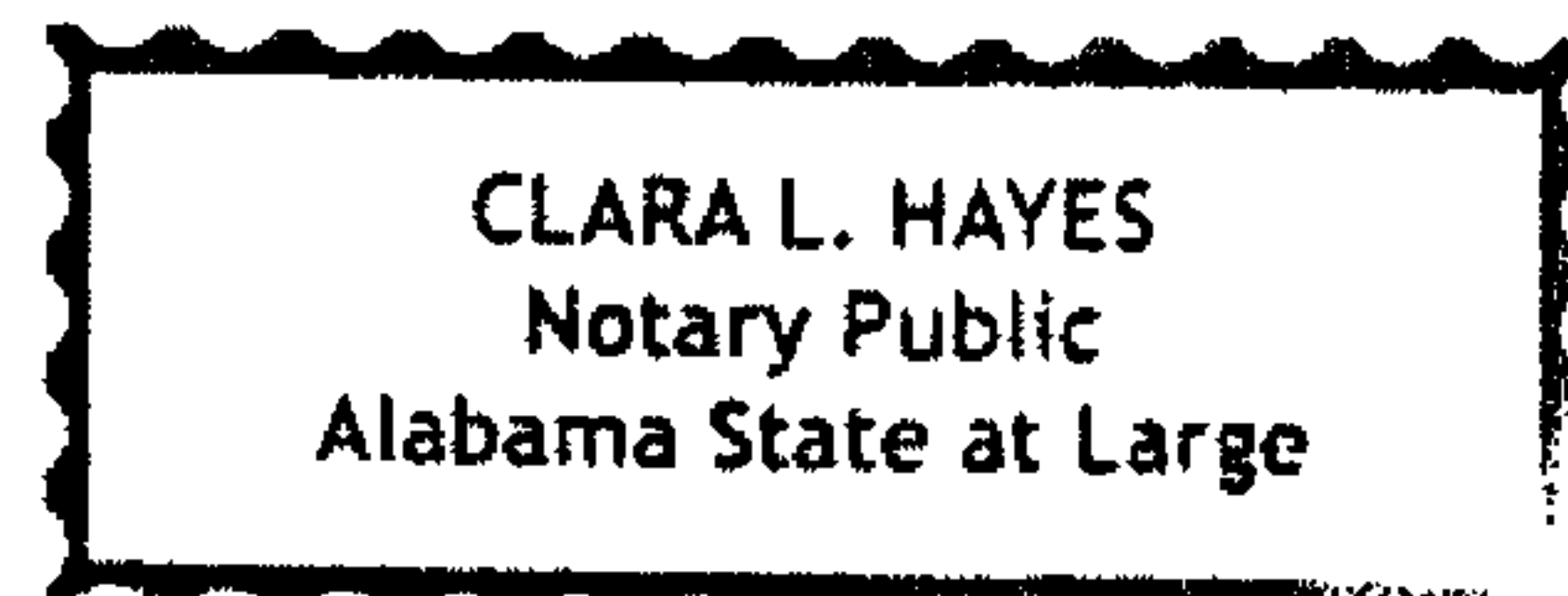
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 21 day of September, 2022.

Keith Edward Harmon  
Keith Edward Harmon

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Keith Edward Harmon, Individually, whose name 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 has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 21st day of September, 2022.

Clara L. Hayes  
Notary Public, State of Alabama  
Clara L. Hayes  
Printed Name of Notary  
My Commission Expires: 4/1/2026



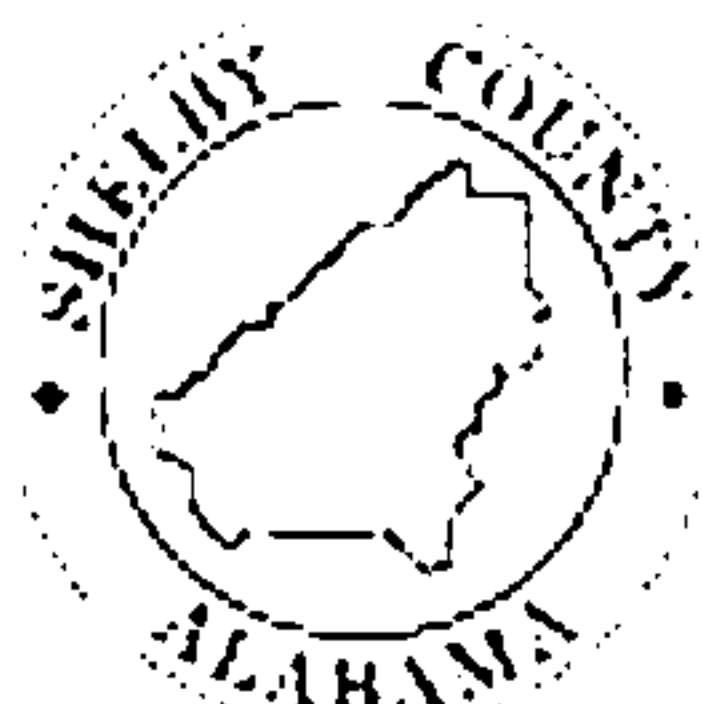
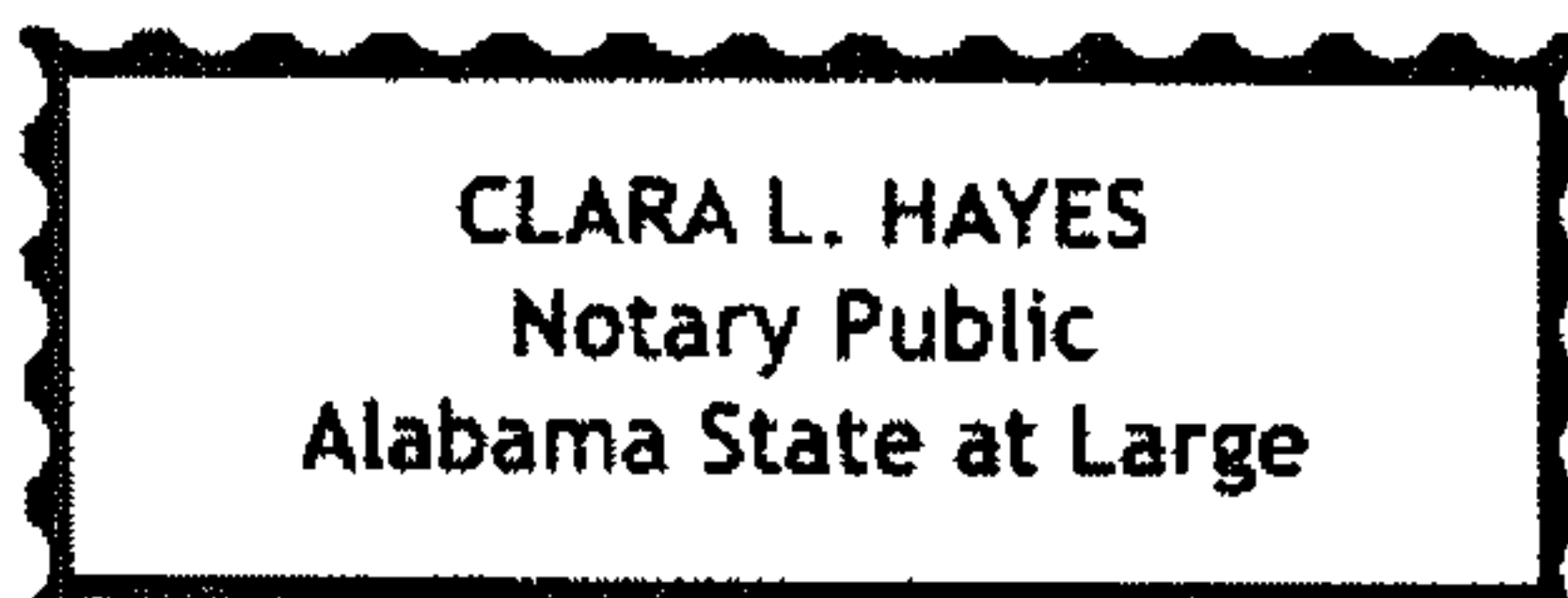
ESTATE OF JEFFREY DENNIS HARMON, DECEASED,  
IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA,  
CASE NUMBER: 21BHM002986

Keith Edward Harmon  
Keith Edward Harmon  
Personal Representative

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Keith Edward Harmon, Personal Representative of the Estate of Jeffrey Dennis Harmon, deceased, in the Probate Court of Jefferson County, Alabama, Case Number: 21BHM002986, whose name 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 has/have executed the same voluntarily with full authority on the day the same bears date for said estate.  
Given under my hand and official seal this the 21st day of September, 2022.

Clara L. Hayes  
Notary Public, State of Alabama  
Clara L. Hayes  
Printed Name of Notary  
My Commission Expires: 4/1/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/06/2022 11:07:00 AM  
\$47.50 JOANN  
20221006000381620

*Allie S. Bayel*