

20221205000442170
12/05/2022 01:54:16 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Joseph Harris and Mable Clements Harris
4197 Crossings Lane
Birmingham, AL 35242

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 **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Janice C. Akers, acting through Jerry Akers, his/her attorney-in-fact, an unmarried person**, whose address is 8229 Matson Circle, Trussville, AL 35173, (hereinafter "Grantor", whether one or more), by **Joseph Harris and Mable Clements Harris**, whose address is 4197 Crossings Lane, Birmingham, AL 35242, (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 **Joseph Harris and Mable Clements Harris, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **4197 Crossings Lane, Birmingham, AL 35242 to-wit:**

Lot 313, according to the Survey of Caldwell Crossings Third Sector, as recorded in Map Book 33, Page 154, in the Probate Office of 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 \$403,750.00 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, Janice C. Akers, by Jerry Akers, as attorney-in-fact, has set their signature and seal on this 5th day of December, 2022.

Janice C. Akers by Jerry Akers, attorney in fact

Janice C. Akers by Jerry Akers, Attorney-In-Fact

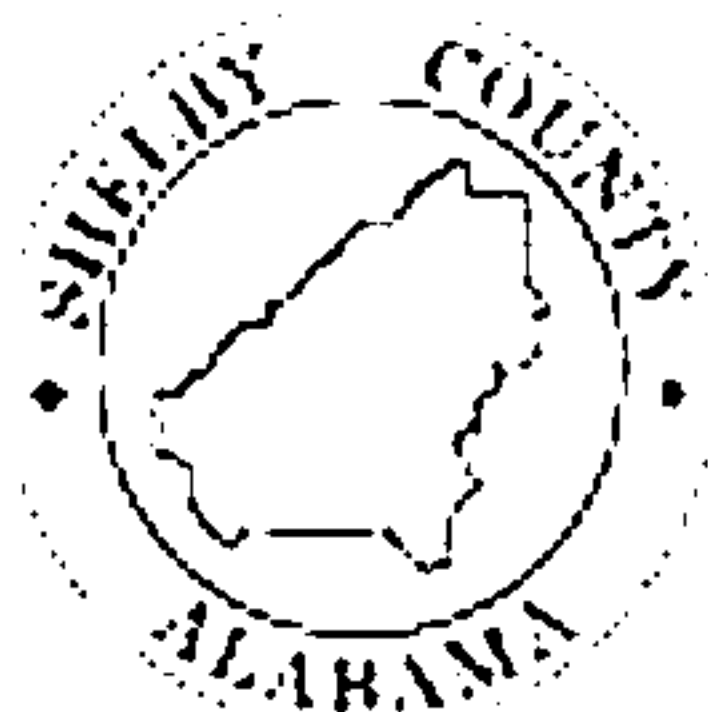
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Akers, whose name as attorney in fact for Janice C. Akers, 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 said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2022.

[Signature]
Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2022 01:54:16 PM
\$46.50 JOANN
20221205000442170

Allen S. Bayl