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05/30/2023 02:01:32 PM

DEEDS 1/2

SEND TAX NOTICE TO:

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3696

1001 Main St
Vander, WA 98460

[Space Above This Line for Recording Data]

W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Million Two Hundred Fifty Thousand and 00/100 Dollars (\$1,250,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Renee B. Harmon, INDIVIDUALLY, a Widow person and Renee B. Harmon as Devisee of the Estate of Harvey Scott Harmon A/K/A Harvey S. Harmon, filed in the Probate Office of Jefferson County, Alabama, Probate Case No. 19BHAM001068**, whose mailing address is: 3821 Glenwood Ave Birmingham, AL 35222 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Erie Investment and Management, LLC** whose mailing address 2001 Main St VanCouver, WA 98460 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 101 Missionary Ridge, Birmingham, AL 35242

Unit 100 of the Greystone Medical Building Condominiums as recorded in Map Book 37, Page 21 A & B, in the Probate Office of Shelby County Alabama.
This unit and the interest of the Grantees consist of 32.5% assigned value as well as an interest in interest in the common elements as a whole.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

This does not constitute the homestead property of the grantor or spouse (if applicable)

\$681,642.29 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 26th day of May, 2023.

Renee B. Harmon
Renee B. Harmon

STATE OF Alabama

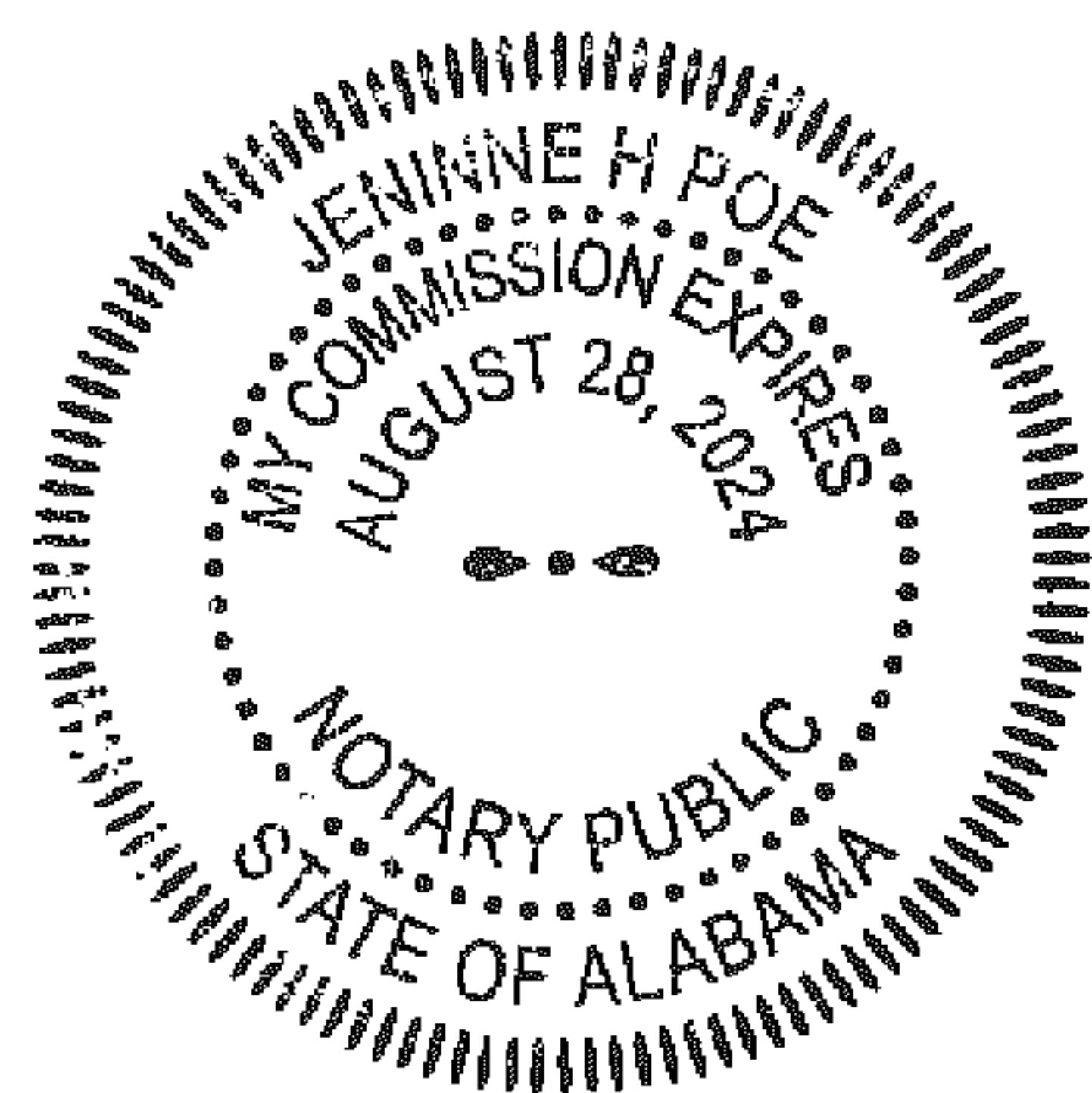
Jefferson County ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Renee B. Harmon** 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 this conveyance, he, she, they executed the same voluntarily.

May WITNESS my hand and official seal in the county and state aforesaid this the 26th day of 2023

My Commission Expires: 8-28-24

Jeninne H. Poe
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2023 02:01:32 PM
\$595.50 JOANN
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Allie S. Boyd