

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:
Jordan Harnach
5360 Woodford Dr
Birmingham, AL 35242**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Hundred Twenty-Five Thousand and 00/100 Dollars (\$725,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Graham C Towns and Laura E Towns, Husband & Wife

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Jordan Harnach

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 3-A, according to the Resurvey of Lot 3, Block 7, Amended Map of Woodford, as recorded in Map Book 10, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

\$580,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 24 day of June,
June, 2024.

[Signature]
 Graham C Towns

[Signature]
 Laura E Towns

STATE OF Florida)
 COUNTY OF Orange)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Graham C Towns** and **Laura E Towns** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24 day of June, June, 2024.

My Commission Expires: 3/22/2028

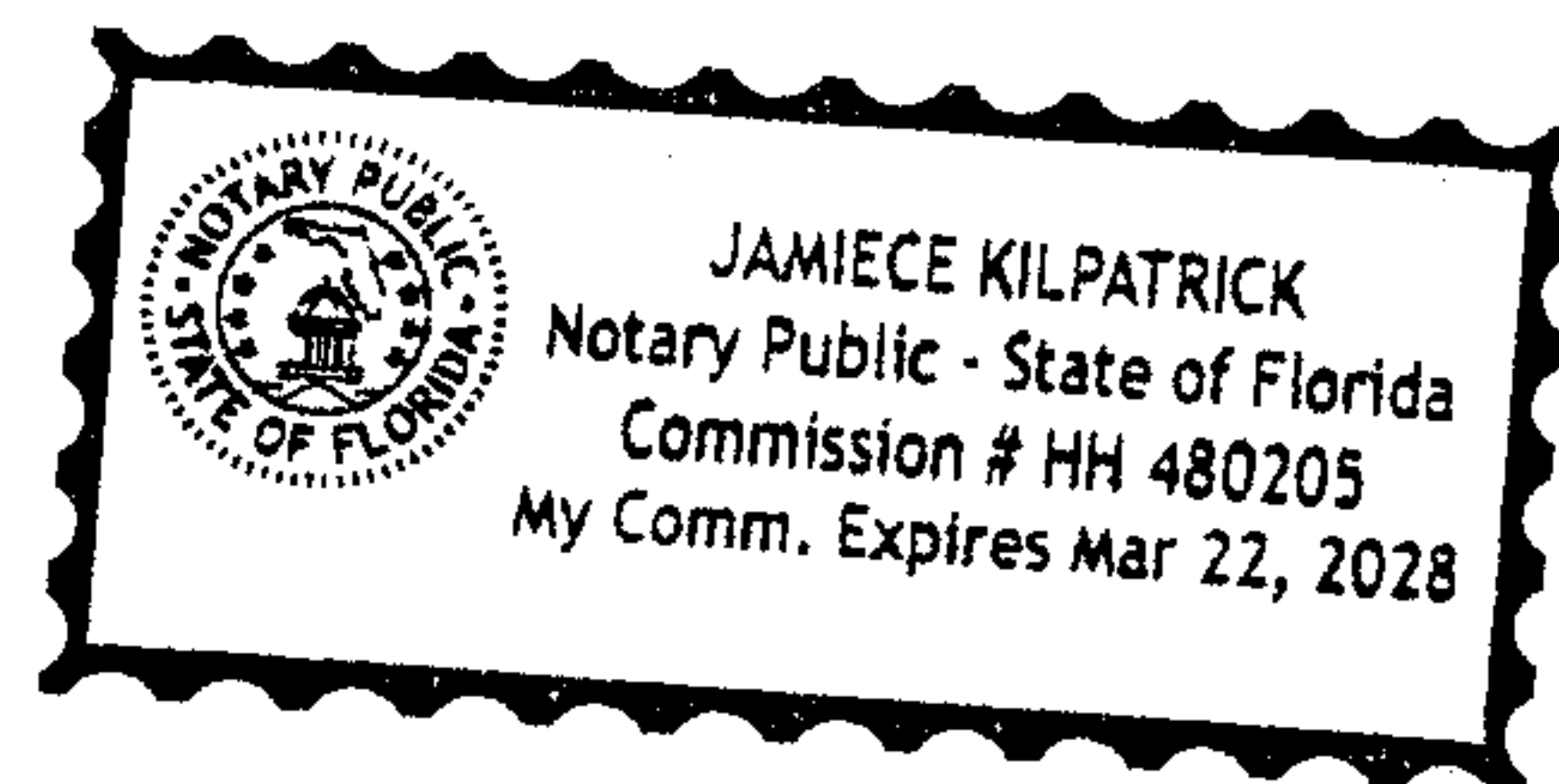
[Signature]
 Notary Public

Grantor's Address:

2587 Pontan Meadow Dr.
Apopka FL 32712

Property Address: 5360 Woodford Dr Birmingham, AL 35242

Parcel ID Number: 10 1 02 0 005 052.000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2024 08:27:04 AM
 \$170.00 PAYGE
 20240701000195580

Allen S. Bayl