

WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Brian Andrew Baulch  
Samantha Baulch  
1548 Laurens St  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Richard Tony Hendrix** and wife, **Courtney Rae Hendrix**  
(herein referred to as Grantors) do grant, bargain, sell and convey unto

**Brian Andrew Baulch and Samantha Baulch**  
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 106A, according to the Final Plat Map of the Residential Subdivision Beaumont Phase 4, Resurvey of Lots 85-99 and 102-110, as recorded in Map Book 39, page 83, in the Probate Office of Shelby County, Alabama**

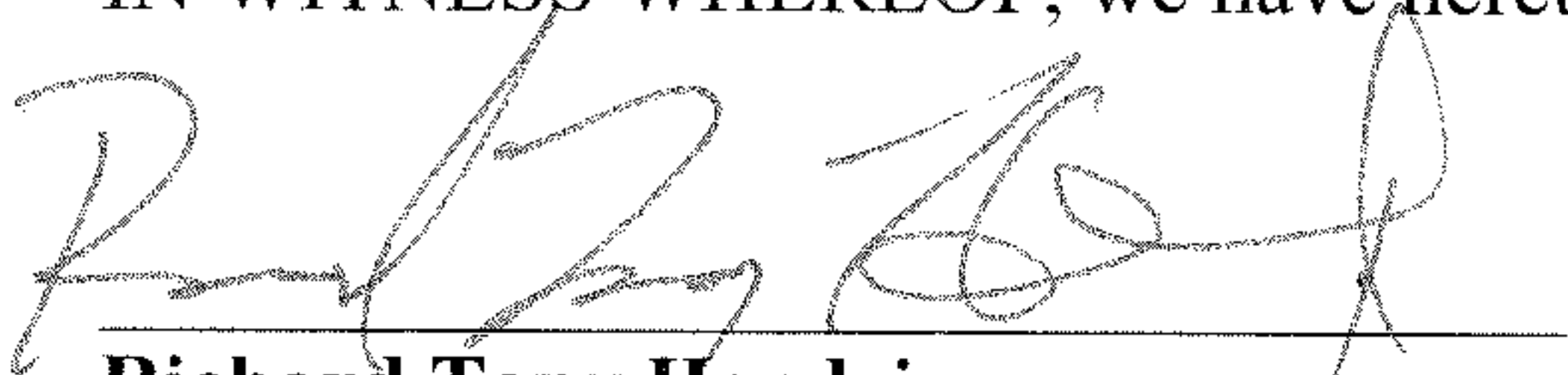
\$313,500.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

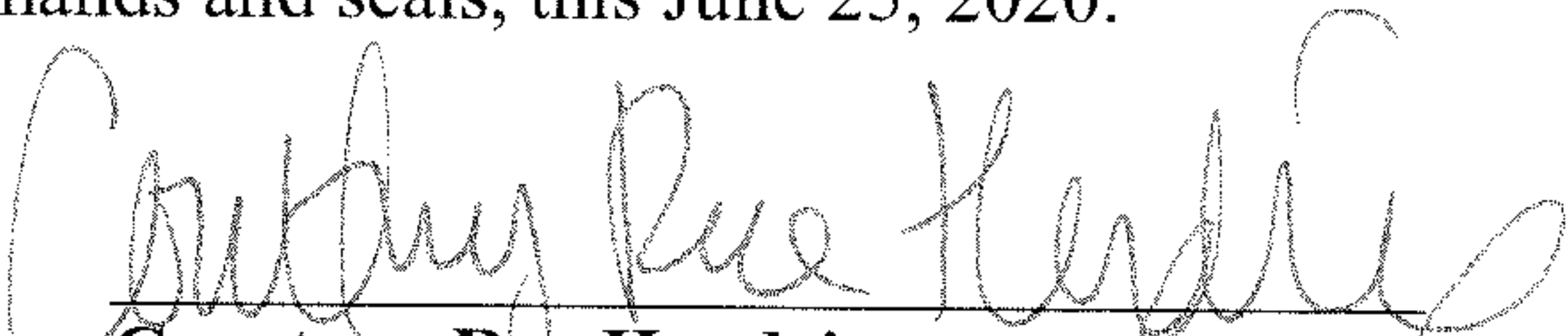
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, we have hereunto set our hands and seals, this June 25, 2020.

  
**Richard Tony Hendrix**


  
**Courtney Rae Hendrix**

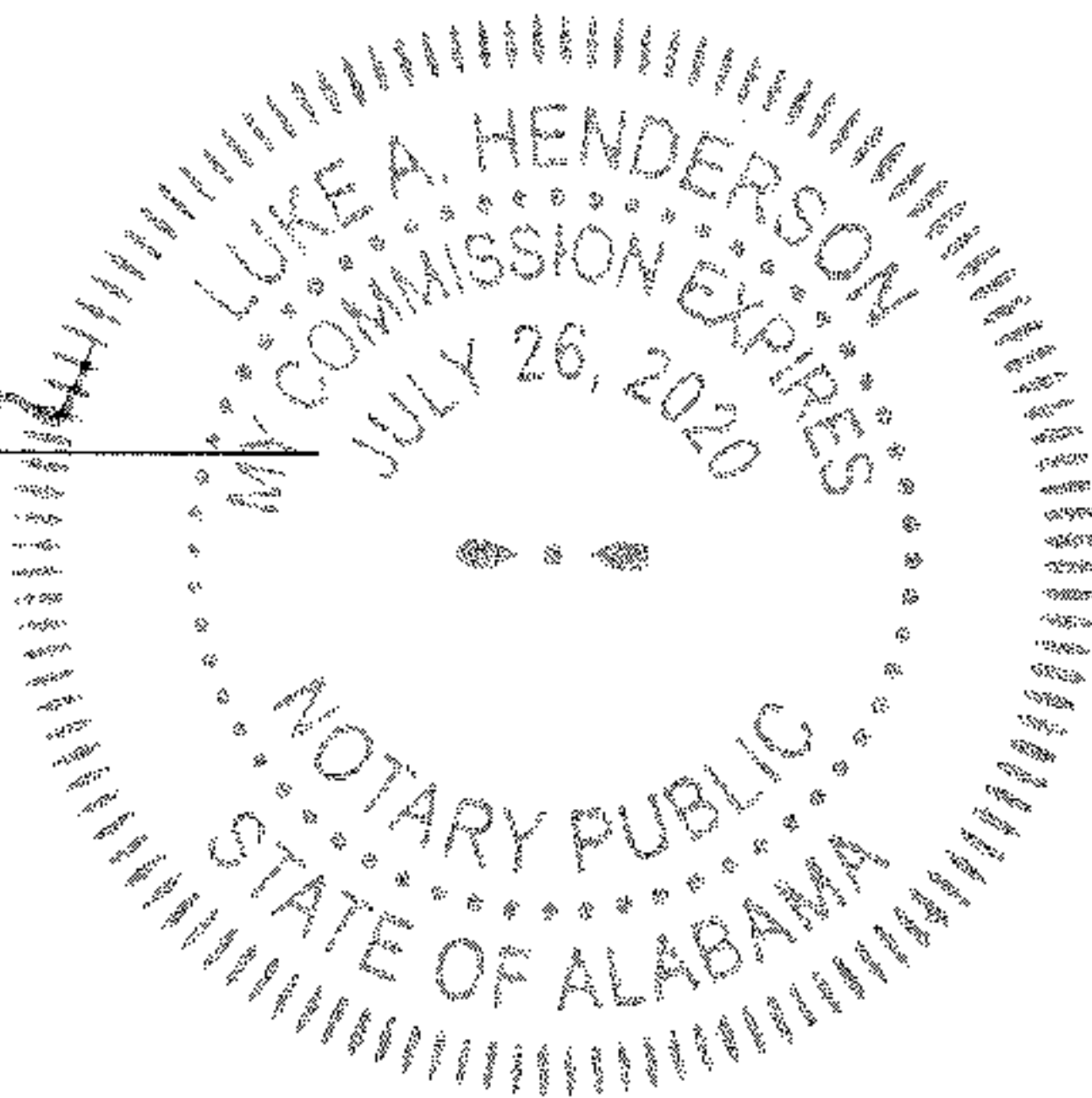
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Richard Tony Hendrix** and wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 25, 2020.

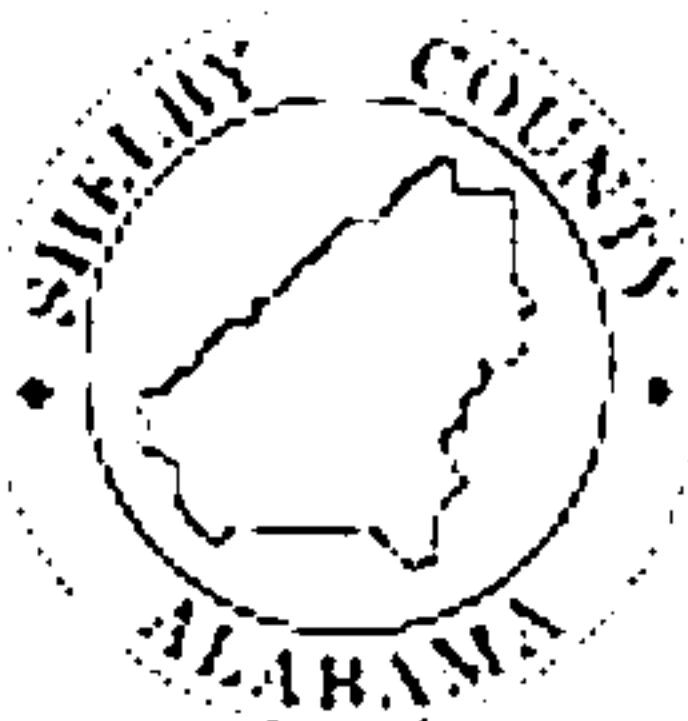
My Commission Expires: 7/26/2020

  
Notary Public



Grantor's Address:

Property Address:  
1548 Laurens St  
Birmingham, AL 35242



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/29/2020 09:09:09 AM  
\$38.50 JESSICA  
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