

This instrument prepared by:

Send Tax Notices To:

Matthew S. Hale
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Cynthia D. Blackwell
5444 Crossings Lake Circle
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty-Four Thousand Nine Hundred Fifty and No/100 DOLLARS (\$234,950.00) (representing one-half of the full value of \$469,900.00) and other good and valuable consideration to the undersigned grantor, **MICHAEL J. BRANDT**, a married man, and spouse, **CYNTHIA D. BLACKWELL**, whose address is 5444 Crossings Lake Circle, Birmingham, Alabama 35242 (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **CYNTHIA D. BLACKWELL** (hereinafter, the "GRANTEE"), the undivided fifty percent (50%) interest held by Grantor in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 507, according to the Map and Survey of Caldwell Crossings Sector – The Sanctuary Phase I, as recorded in Map Book 36, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 5444 Crossings Lake Circle, Birmingham, Alabama 35242
Parcel ID: 10 2 10 0 007 033.000

TO HAVE AND TO HOLD the described premises to said GRANTEE, her successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

IN WITNESS WHEREOF, GRANTOR has hereunto set their signatures as the act of such GRANTOR, this the 13th day of January, 2021.

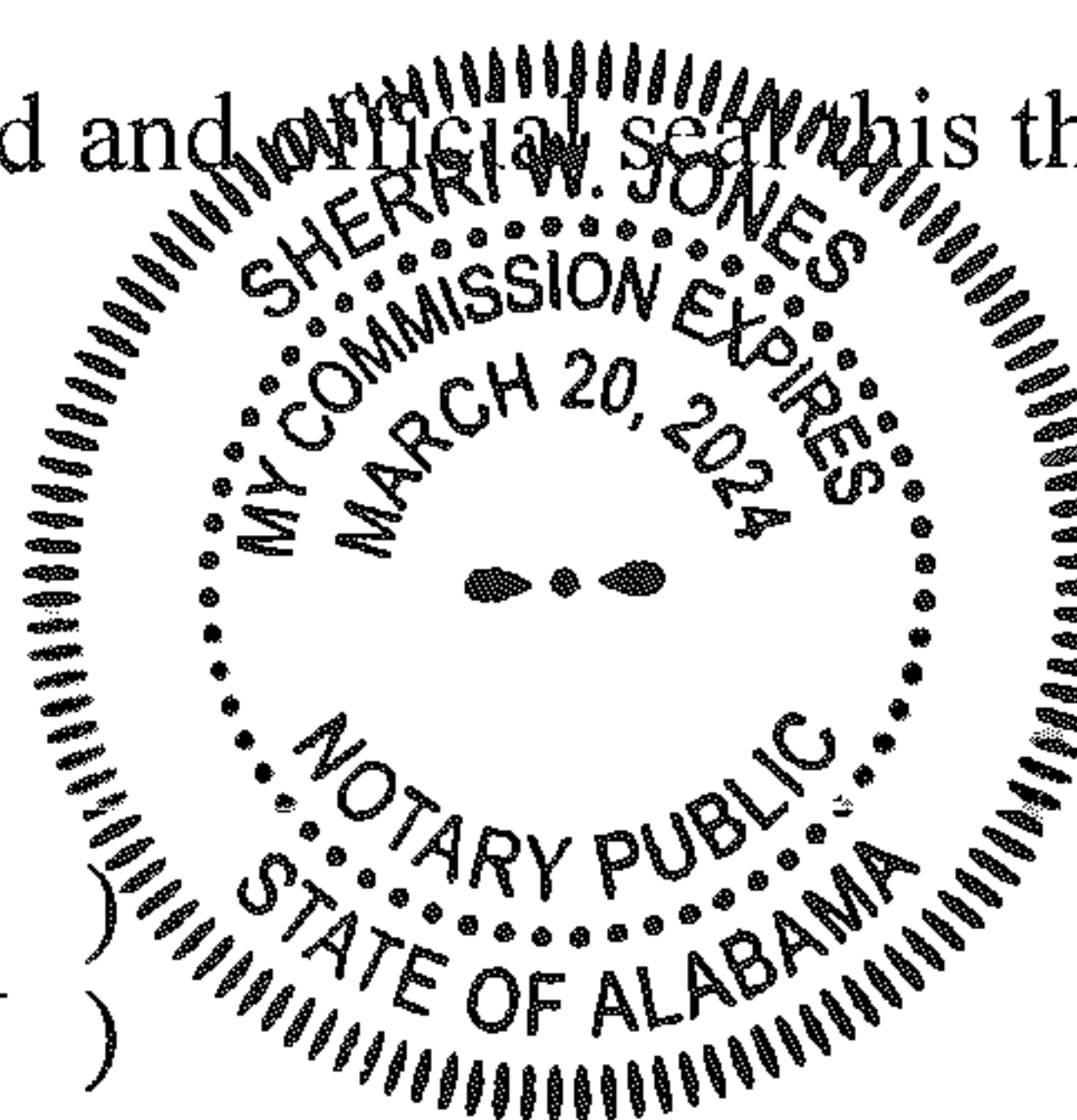

Michael J. Brandt

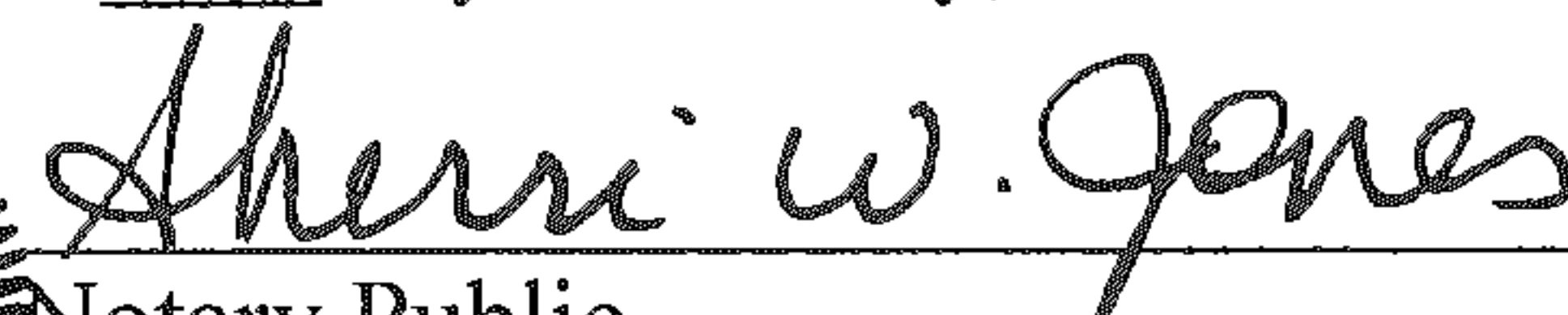

Cynthia D. Blackwell

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Michael J. Brandt, an individual whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of January, 2021.

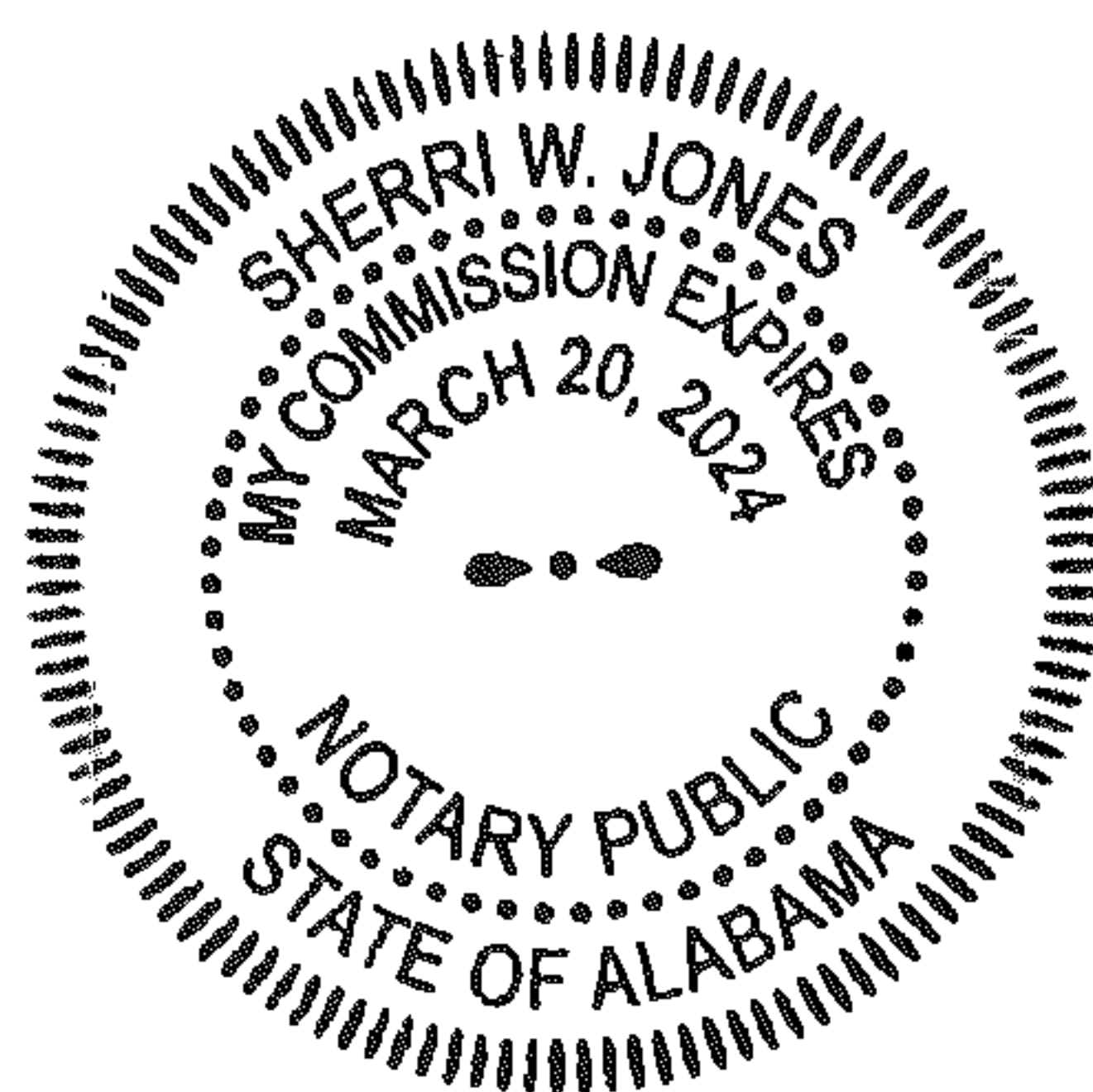


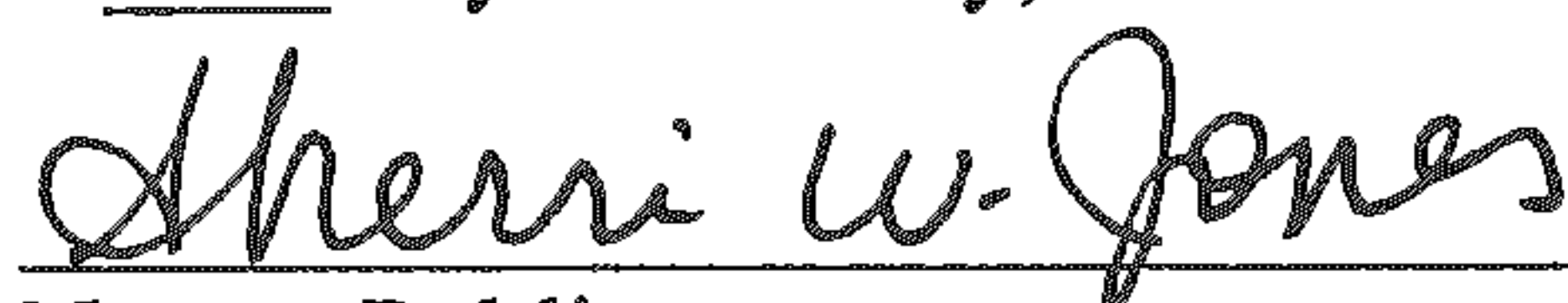

Notary Public
My Commission Expires: 3/20/2024

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Cynthia D. Blackwell, an individual whose name 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of January, 2021.




Notary Public
My Commission Expires: 3/20/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2021 01:25:11 PM
\$260.00 CHERRY
20210113000021810

