

SEND TAX NOTICE TO:

This instrument prepared by:
Patrick F. Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

(Name) Gregory T. Baldwin
(Address) 165 Kentwood Drive
Alabaster, Alabama 35007

Warranty Deed
WITHOUT SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ ONE HUNDRED THIRTY EIGHT THOUSAND AND NO/100-----
-----DOLLARS (\$138,000.00)
to the undersigned grantor (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I
or we, John P. Brice and Cheryl O. Brice, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gregory T. Baldwin

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County,
Alabama, to-wit:

Lot 68, according to the survey of Kentwood, 1st Addition, as recorded in Map
Book 17, page 115, in the Office of the Judge of Probate of Shelby County,
Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

Inst # 1998-08378

03/11/1998-08378
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 38.50

Inst # 1998-08378

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 noted 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS my (our) hand(s) and seal(s), this 3th day of March, 1998.

(Seal)

(Seal)

(Seal)

John P. Brice (Seal)
John P. Brice
Cheryl O. Brice (Seal)
Cheryl O. Brice

(Seal)

Affidavit number: 18,066
Henna Co
Pratt, Rico

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John P. Brice and wife, Cheryl
whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me this day, that being informed of the
contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Gave, Under my hand and official seal this 3th day of March A.D., 19 98
[Signature]
Notary Public
My Commission Expires: does not apply

