

Send tax notice to:
ROBERT A BAKER
2905 SUMMERWOOD CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017641

20171106000401970
11/06/2017 10:51:34 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Four Thousand and 00/100 Dollars (\$324,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOANN M LEON, A SINGLE INDIVIDUAL, FRANCES L. PAYNE, A MARRIED WOMAN and ROSEMARY METCALF, A SINGLE INDIVIDUAL **whose mailing address** is: 2103 Southwind Circle, Birmingham, AL 35244 (hereinafter referred to as "Grantors") by ROBERT A BAKER and MOLLY M BAKER **whose property address** is: 2905 Summerwood Circle, Birmingham, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Amended Map Summerwood Subdivision, as recorded in Map Book 20, Page 68, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1995-13479; Inst. No. 1995-22470; Inst. No. 1995-22471; Inst. No. 1995-22839 and Inst. No. 1995-25621

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of Frances L. Payne or her spouse.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 2nd day of November, 2017.

Joann M. Leon
JOANN M LEON

Frances L. Payne
FRANCES L. PAYNE

Rosemary Metcalf
ROSEMARY METCALF

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOANN M LEON and FRANCES L. PAYNE and ROSEMARY METCALF whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of November, 2017.

Notary Public
Print Name: *Charles W. Stewart, Jr.*
Commission Expires: *4 30 20*
Charles W. Stewart, Jr.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/06/2017 10:51:34 AM
\$342.00 DEBBIE
20171106000401970