

Debi Settlement Solutions, LLC
3595 Grandview Parkway, Suite 270
Birmingham, Alabama 35243

20180720000259620
07/20/2018 03:16:24 PM
DEEDS 1/2

Send tax notice to:

Kerri J. Baggett
5304 Woodford Drive
Birmingham, AL 35242
BHM1800545

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Eighty Six Thousand Five Hundred and 00/100 Dollars (\$386,500.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Ezekiel S. Candler III and Jennifer N. Stover Candler**, husband and wife, whose mailing address is 2412 VIOLET CIR, BIRMINGHAM, AL, 35242 (hereinafter referred to as "Grantor"), by **Kerri J. Baggett**, whose mailing address is 5304 Woodford Drive, Birmingham, AL 35242, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **5304 Woodford Drive, Birmingham, AL 35242**, to-wit:

Lot 44, Block 2, according to the Amended Map of Woodford, as recorded in Map Book 8, Page 51, A, B, C, and D, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS EXCEPTED.

\$309,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 20
day of July, 2018


Ezekiel S. Candler III

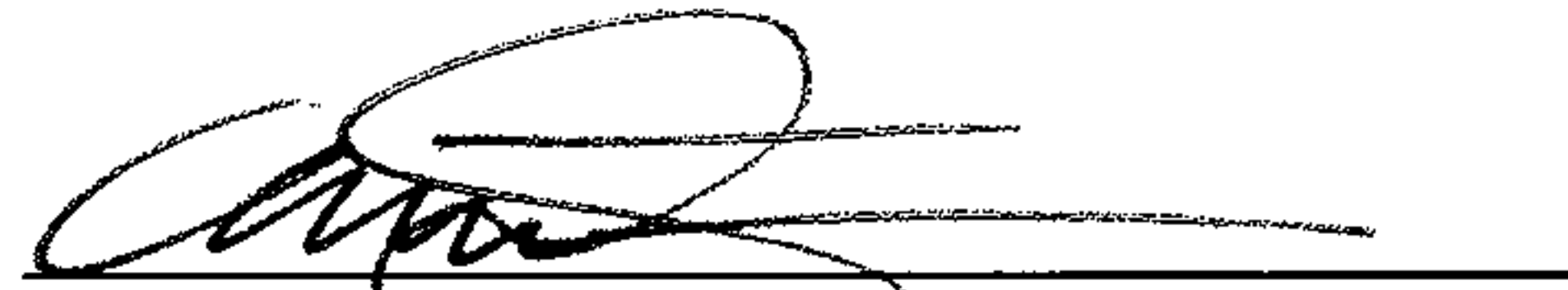

Jennifer N. Stover Candler

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ezekiel S. Candler III and Jennifer N. Stover Candler**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 20 day of July, 2018

(Notary Seal)


Notary Public

Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/20/2018 03:16:24 PM
\$95.50 CHARITY
20180720000259620

