

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Diane S. McBride  
1396 Inverness Cove Dr.  
Birmingham, AL 35242

## GENERAL WARRANTY DEED

20190702000238180  
07/02/2019 03:48:31 PM  
DEEDS 1/2

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Seven Thousand Five Hundred Dollars and No Cents (\$237,500.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Zachary Burger, a married man, whose mailing address is:

512 EDGECLAND PLACE, BIRMINGHAM, AL 35209

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Diane S. McBride, whose mailing address is:

1396 Inverness Cove Dr. Birmingham, AL 35242

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

Lot 187A, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A&B, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantor is a married man, however, this property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO 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 Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 28th day of June, 2019.

  
\_\_\_\_\_  
Zachary Burger

State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Zachary Burger, a married man is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: 12/29/2021

LORI FARLEY  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
December 29, 2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/02/2019 03:48:31 PM  
\$255.50 CHARITY  
20190702000238180

