

Send tax notice to:  
Joshua David Saucier & Morgan L. Evans  
212 Chadwick Lane  
Helena, AL 35080  
HOV1900293

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Three Thousand Five Hundred and 00/100 Dollars (\$183,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **George S. Baldwin and Natalie O. Baldwin, husband and wife whose mailing address is: 800 Devenish Lane; Roswell, GA 30075** (hereinafter referred to as "Grantors"), by **Joshua David Saucier and Morgan L. Evans** (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 75, according to the survey of Chadwick, Sector One, as recorded in Map Book 17 Page 52, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**


SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

**\$177,995.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors George S. Baldwin and Natalie O. Baldwin have hereunto set their signatures and seals on July 8, 2019.

  
George S. Baldwin by Natalie  
O. Baldwin, his attorney in fact

  
Natalie O. Baldwin

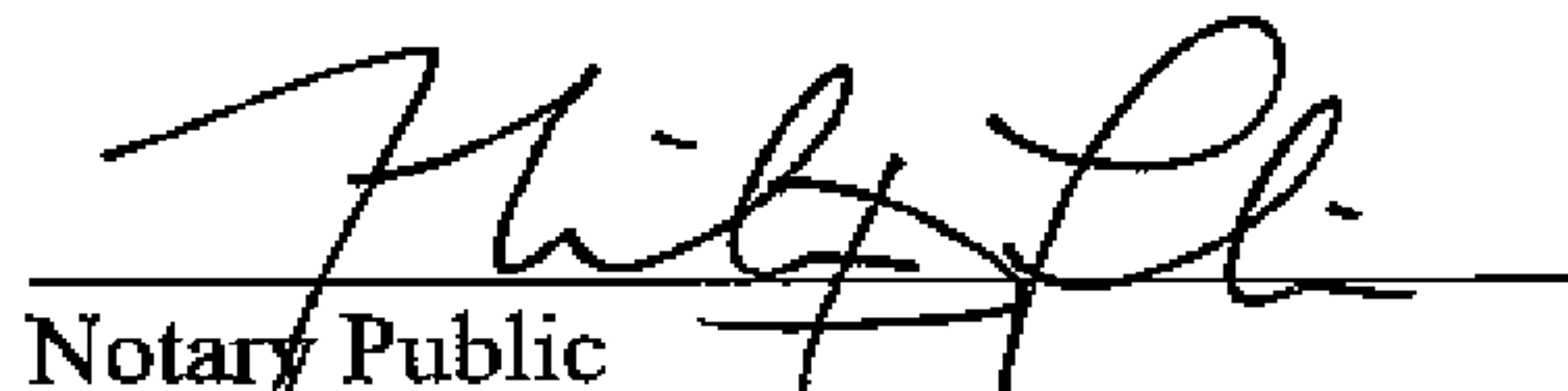
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Natalie O. Baldwin individually and whose named as attorney in fact for George S. Baldwin, 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 the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of July, 2019.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Nicholas Dean Leslie  
Commission Expires: 12-29-19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/08/2019 02:51:20 PM  
\$24.00 CHARITY  
20190708000243090

