

20191205000450410
12/05/2019 02:01:32 PM
DEEDS 1/2

Send tax notice to:

TVL1900424

Tyrone Marquis Duncan

220 Nottingham Dr

Calera, AL 35040

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 is consideration of Two Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$209,900.00) in hand paid to the undersigned, **WCB Realty Company, LLC**, a limited liability company whose address is 9000 Parkway Drive, Birmingham, AL 35206 (hereinafter referred to as "Grantor") by Tyrone Marquis Duncan (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, to-wit:

Lot 45, according to the Final Plat Nottingham Phase I, as recorded in Map Book 28, Page 127, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

MINERAL AND MINING RIGHTS EXCEPTED

RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD IF ANY

\$206,097.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

IN WITNESS WHEREOF, Grantor, WCB Realty Company, LLC, a Limited Liability Company, by Willie C. Batch its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 1st day of November, 2019

WCB Realty Company, LLC, a limited Liability Company

By: Willie C. Batch
Willie C. Batch, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie C. Batch, whose name as its member of WCB Realty Company, LLC, a limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 1st day of November, 2019



Cynthia Lawler Dudley
Notary Public
Print Name: Cynthia Lawler Dudley
Commission Expires: 7/15/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2019 02:01:32 PM
\$29.00 CHERRY
20191205000450410

Allen S. Bayl