

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Givon Wayne Gilliam
Debra B. Gilliam

840 Greystone Highlands Drive
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Estate of Marian V Baker, Probate Case No. PR-2019-000864, whose mailing address is:

14 Francis St. Dover MA 02030

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

Givon Wayne Gilliam and Debra B. Gilliam, whose mailing address is:

840 Greystone Highlands Drive, Birmingham, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 840 Greystone Highlands Drive, Birmingham, AL 35242 to-wit:

Lot 58, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama.

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

\$225,834.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Marian V. Baker was the surviving grantee in that deed recorded in Instrument No. 1995-14413 in the Probate Records of Shelby County, Alabama. Thomas E. Baker, Jr. the other grantee died on or around March 26, 2012.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

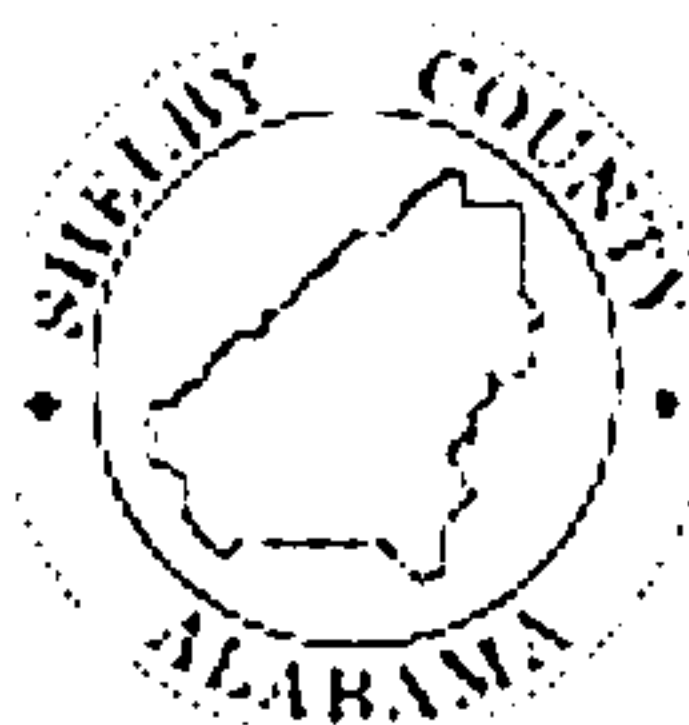
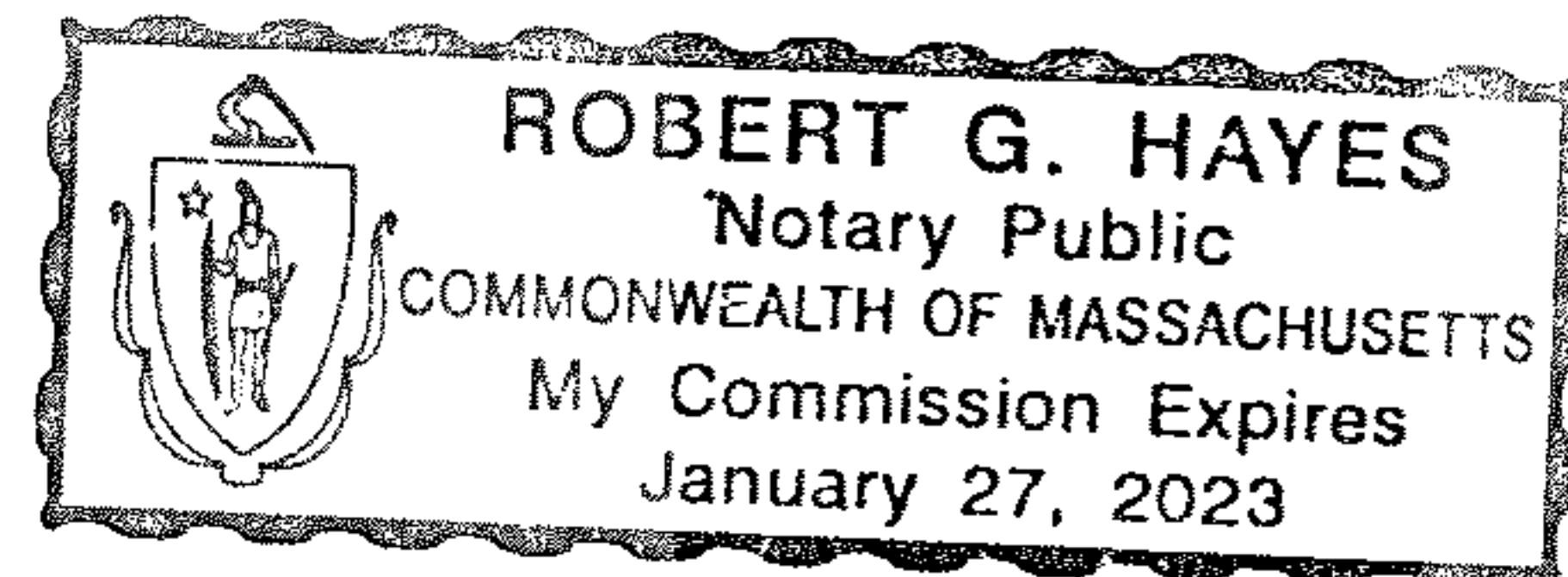
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 18 day of December, 2019.

Shawn E. Baker, personal representative
Shawn E. Baker, Personal Representative of
the Estate of Marian V. Baker, Probate Case
No. PR-2019-000864

State of ~~MAINE~~ MASSACHUSETTS SB
County of NORFOLK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shawn E. Baker, Personal Representative of the Estate of Marian V Baker, Probate Case No. PR-2019-000864, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she in her capacity as said Personal Representative and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 18th day of December, 2019.

Robert G. Hayes
Notary Public, State of ~~MAINE~~ Massachusetts SB
Printed Name of Notary Robert G. Hayes
My Commission Expires: 1/27/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2020 08:20:25 AM
\$29.50 CHARITY
20200102000000150

Alli S. Bayl