

Send tax notice to:
SCOTT DAVID VICE
1078 BELVEDERE COVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020009

SHELBY COUNTY

20200108000010950
01/08/2020 11:02:50 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHERI C CARREKER, a married woman**, whose mailing address is: 1032 Greymoor Rd Birmingham AL 35242 (hereinafter referred to as "Grantor") by **SCOTT DAVID VICE** whose property address is: **1078 BELVEDERE COVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 53, according to the Survey of Belvedere Cove Phase 3, as recorded in Map Book 36, Page 113, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor, nor that of her spouse.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2006-13806; Inst. No. 2006-28164 and Inst. No. 2006-50971.

\$275,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 7th day of January, 2020.

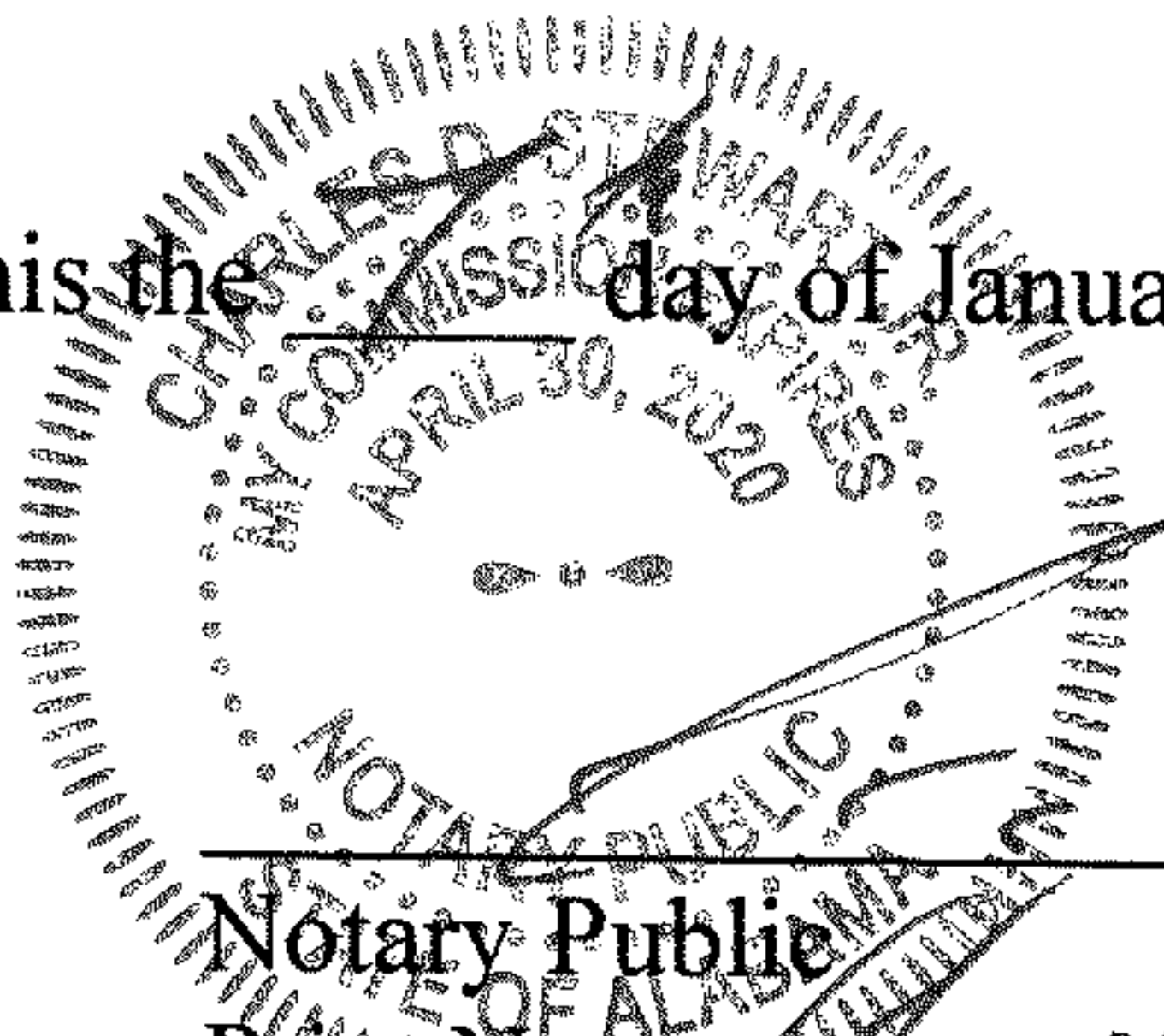
Sheri C Carreker
SHERI C CARREKER

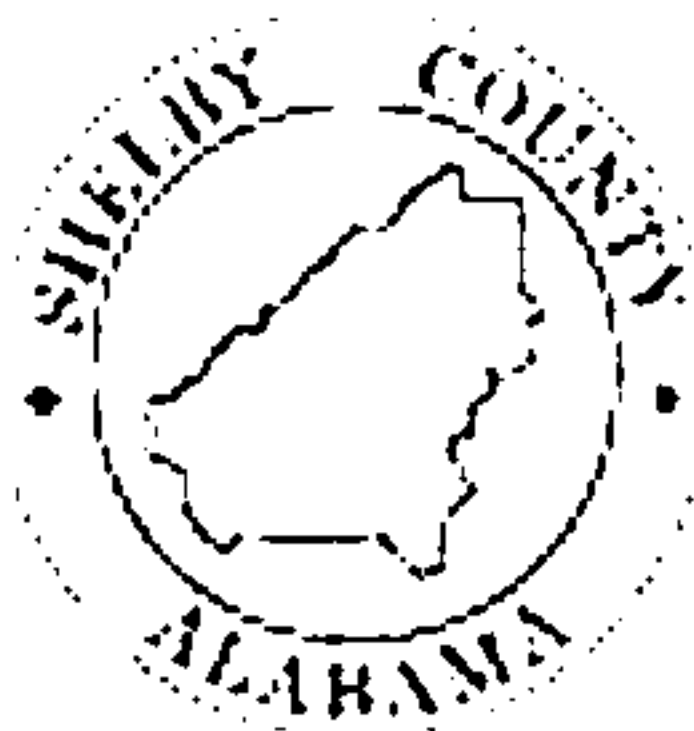
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that SHERI C CARREKER whose name 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, she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this 7th day of January, 2020.


Notary Public
Print Name: Charles D Stewart
Commission Expires: 4-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2020 11:02:50 AM
\$39.50 CHERRY
20200108000010950

Allie S. Bevil