

This Instrument Prepared by:

SEND TAX NOTICE TO:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1457**

**Sara L. Bozeman
1015 Maryanna Road
Calera, AL 35040**

[Space Above This Line for Recording Data]

**CORPORATION
WARRANTY DEED**

**20200204000045210
02/04/2020 08:05:40 AM
DEEDS 1/2**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Twenty-five Thousand and 00/100 Dollars (\$225,000.00)** 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 where is acknowledged. I or we, **WCB Realty Company, LLC, an Alabama limited liability company** whose mailing address is: **3159 Trace Way, Trussville, AL 35173**; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sara L. Bozeman**, whose mailing address **1015 Maryanna Rd, Calera, AL 35040** (herein referred to as grantees), the following described real estate, situated in **Shelby County**, Alabama, having a property address of **1015 Maryanna Road, Calera, AL 35040** to wit:

Lot 39, according to the Survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. Grantor does for itself its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of January, 2020.

WCB Realty Company, LLC

By Willie C. Batch
Its Sole Member

STATE OF ALABAMA,

JEFFERSON COUNTY ss:

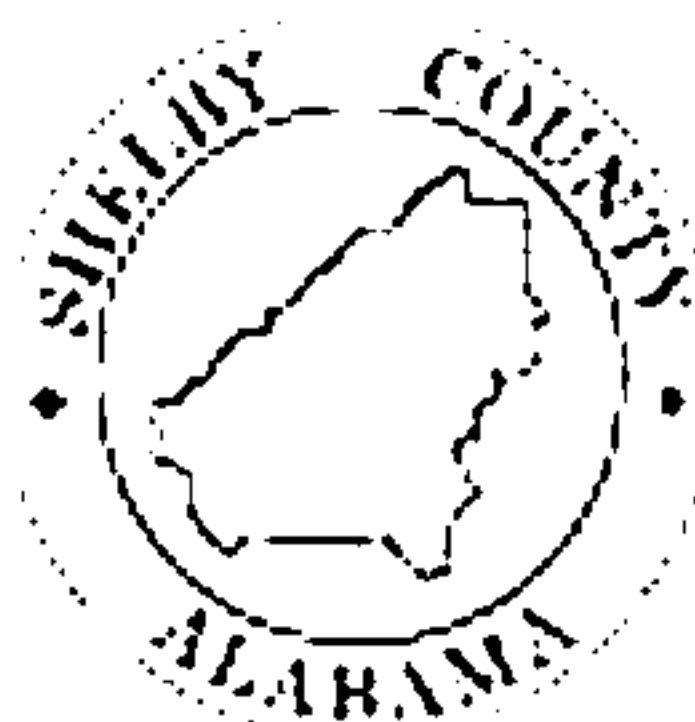
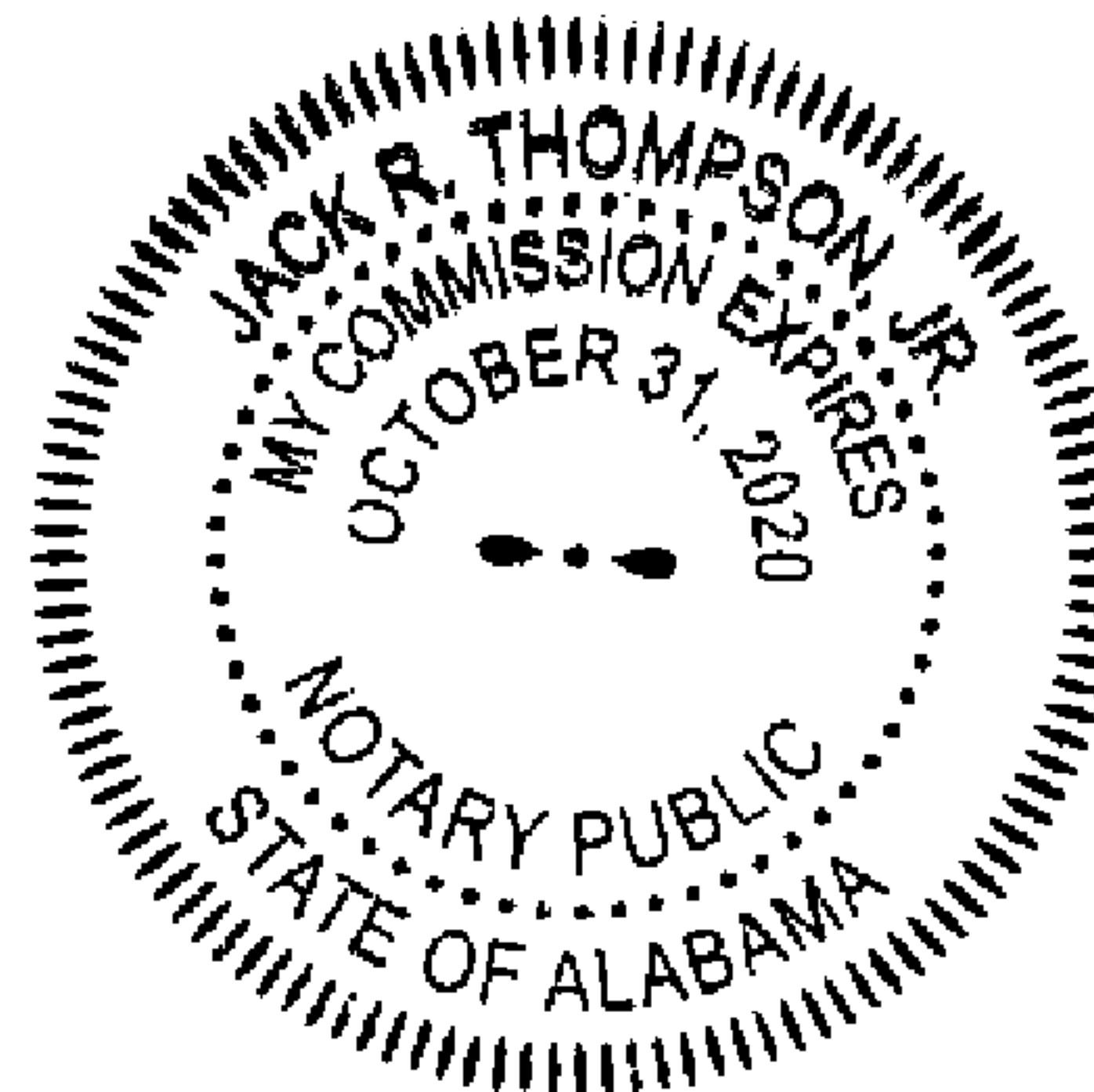
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Willie C. Batch whose name as Sole Member of WCB Realty Company LLC and who is signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they as such Sole Member executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 31st day of Jan, 2020

My Commission Expires 10/31/2020

[Signature]
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2020 08:05:40 AM
\$250.00 CHERRY
20200204000045210

Allen S. Bayl