

SEND TAX NOTICE TO:

Katie D. Fountain and William J. Battersby
6147 Valley Station Dr
Pelham, AL 35124
BHM2000076

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Eighty-Four Thousand Eight Hundred Eighty-Eight and 00/100 Dollars (\$284,888.00)**, the amount of which is evidenced by the sales contract. in hand paid to the undersigned, **Laurie M. Marcum, now known as Laurie Goode, and Michael Goode, a married couple**, whose address is 127 Lombard St, Madison, AL 35756, (hereinafter "Grantor", whether one or more), by **Katie D. Fountain and William J. Battersby**, whose address is 240 Seabiscuit Dr, Raeford, NC 28376, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Katie D. Fountain and William J. Battersby, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **6147 Valley Station Dr., Pelham, AL 35124**, to-wit:

Lot 53, according to the Survey of Quail Run Phase 3, as recorded in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama.

Laurie M. Marcum and Laurie Goode are one the same.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$270,600.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 14th day of February, 2020.



Laurie Goode

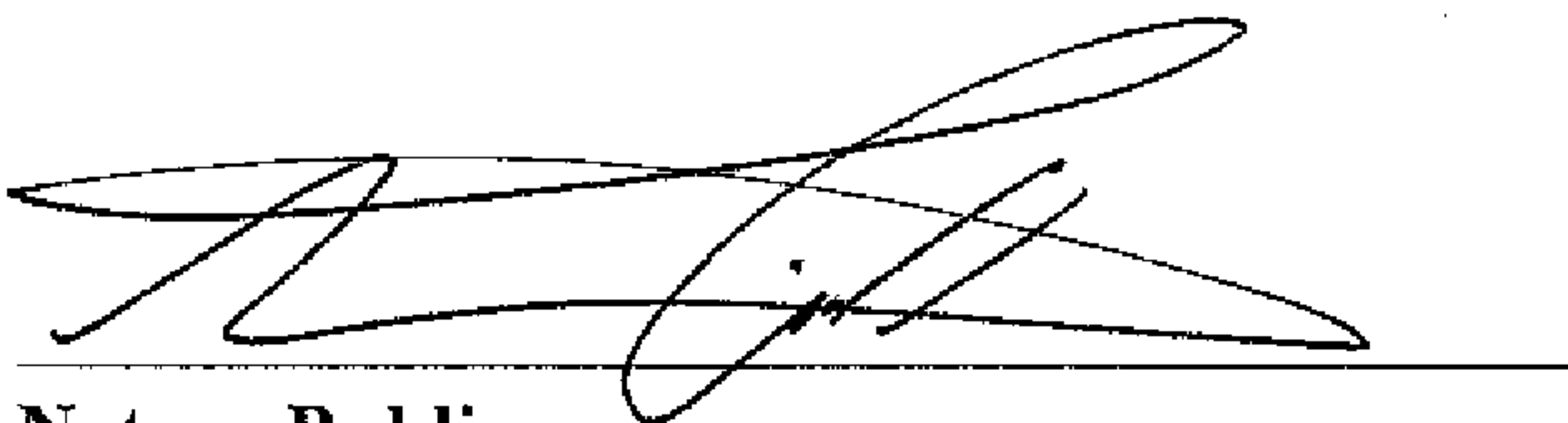


Michael Goode

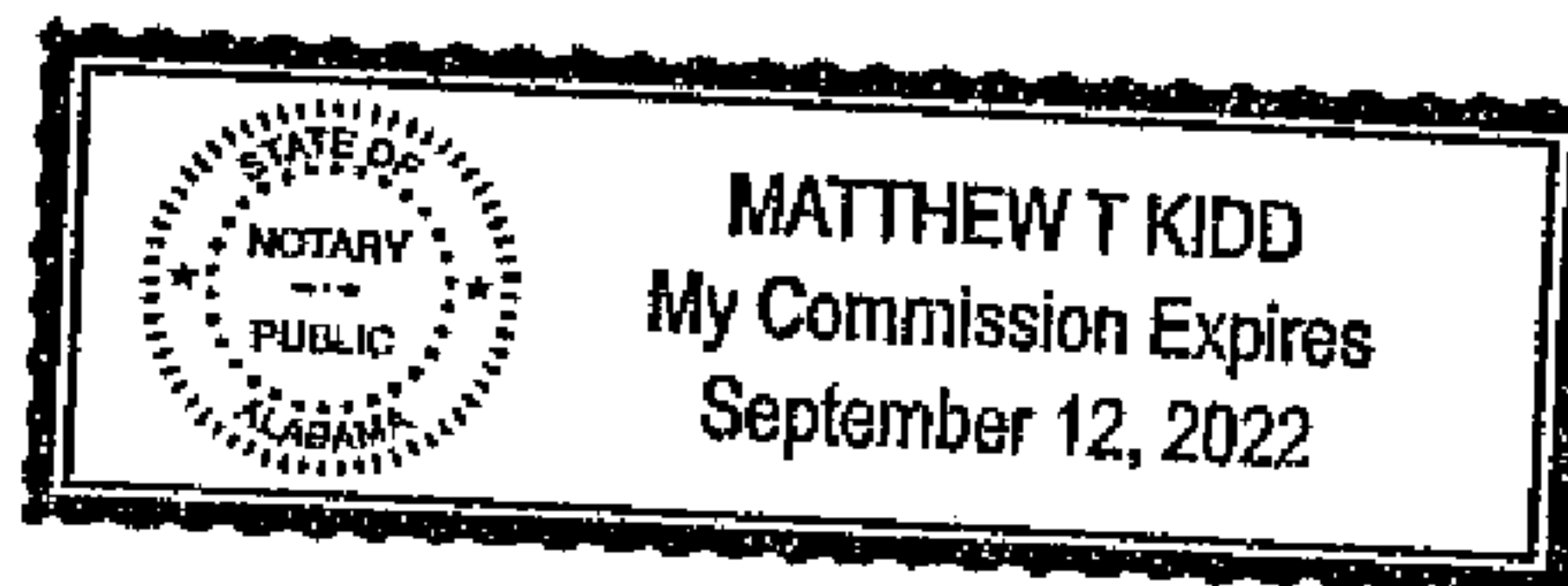
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Laurie Goode and Michael Goode**, a married couple, whose name(s) is/are 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 14th day of February, 2020.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/18/2020 03:58:53 PM
\$39.50 MISTH
20200218000066260

