

20200319000108320
03/19/2020 08:24:55 AM
DEEDS 1/2

SEND TAX NOTICE TO:

William H. Scott III and Jill C. Scott
2023 Belvedere Cove
Birmingham, AL 35242
BHM2000174

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Seventeen Thousand and 00/100 Dollars (\$317,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bradley A. Richards and Jami Lorraine Burns, a married couple**, whose address is 1727 APPLE GROVE LANE, KNOXVILLE, TN 37992, by and through their duly authorized Attorney-in-Fact, **Steven H. Richards, and Steven H. Richards, a(n) MARRIED man**, whose mailing address is 4445 GALEN COVE, VESTALIA HILLS, AL 35242 (hereinafter "Grantor", whether one or more), by **William H. Scott III and Jill C. Scott**, whose address is 223 4th Ave, Apt 2B, Brooklyn, NY 11215, (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, **William H. Scott III and Jill C. Scott, a married couple, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2023 Belvedere Cv., Birmingham, AL 35242**, to-wit:

Lot 28, according to the Final Plat of Belvedere Cove Phase III, as recorded in Map Book 36 Page 1113, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD OF STEVEN H. RICHARDS OR HIS SPOUSE.

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 \$301,150.00 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 16th day of March, 2020.

Bradley A. Richards
by Steven H. Richards, attorney in fact

Bradley A. Richards
By Steven H. Richards, Attorney-in-Fact

Jami Lorraine Burns
by Steven H. Richards, attorney in fact

Jami Lorraine Burns
By Steven H. Richards, Attorney-in-Fact

Steven H. Richards

Steven H. Richards

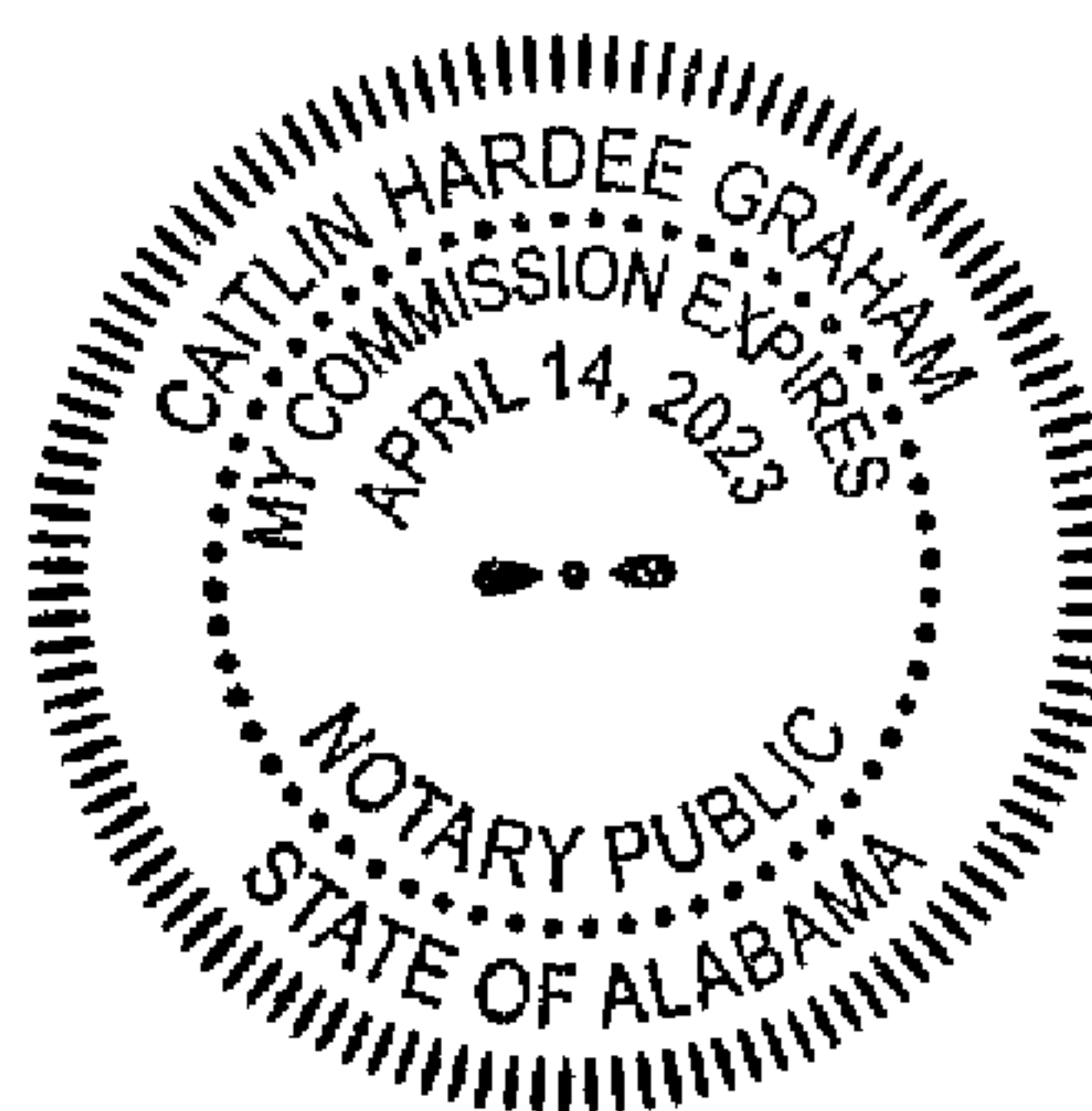
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Bradley A. Richards and Jami Lorraine Burns, by Steven H. Richards as their Attorney-in-Fact, and Steven H. Richards, individually**, whose name(s) 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 said instrument, he, individually and as such Agent and Attorney-in-Fact, and with full authority, executed the same voluntarily, individually and acting in his capacity as Agent and Attorney-in-Fact.

Given under my hand and official seal on this 16th day of March, 2020.

Caitlin Hardee Graham

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2020 08:24:55 AM
\$41.00 CHERRY
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Allen S. Bayl