

Send tax notice to:
Linda Bentley_____
417 Fawn Drive_____
Chelsea, AL 35043_____
TVL1900652

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Sixty Four Thousand and 00/100 Dollars (\$264,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **WCB Realty Company, LLC, a limited liability company**, whose mailing address is: **9000 Parkway East, Birmingham, AL 35206** (hereinafter referred to as "Grantors"), by **Linda Bentley and Fredrick Bentley** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 1, as recorded in Map Book 32, Page 24, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$250,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Willie Batch, Member of WCB Realty Company, LLC have hereunto set their signature(s) and seal(s) on March 30, 2020.

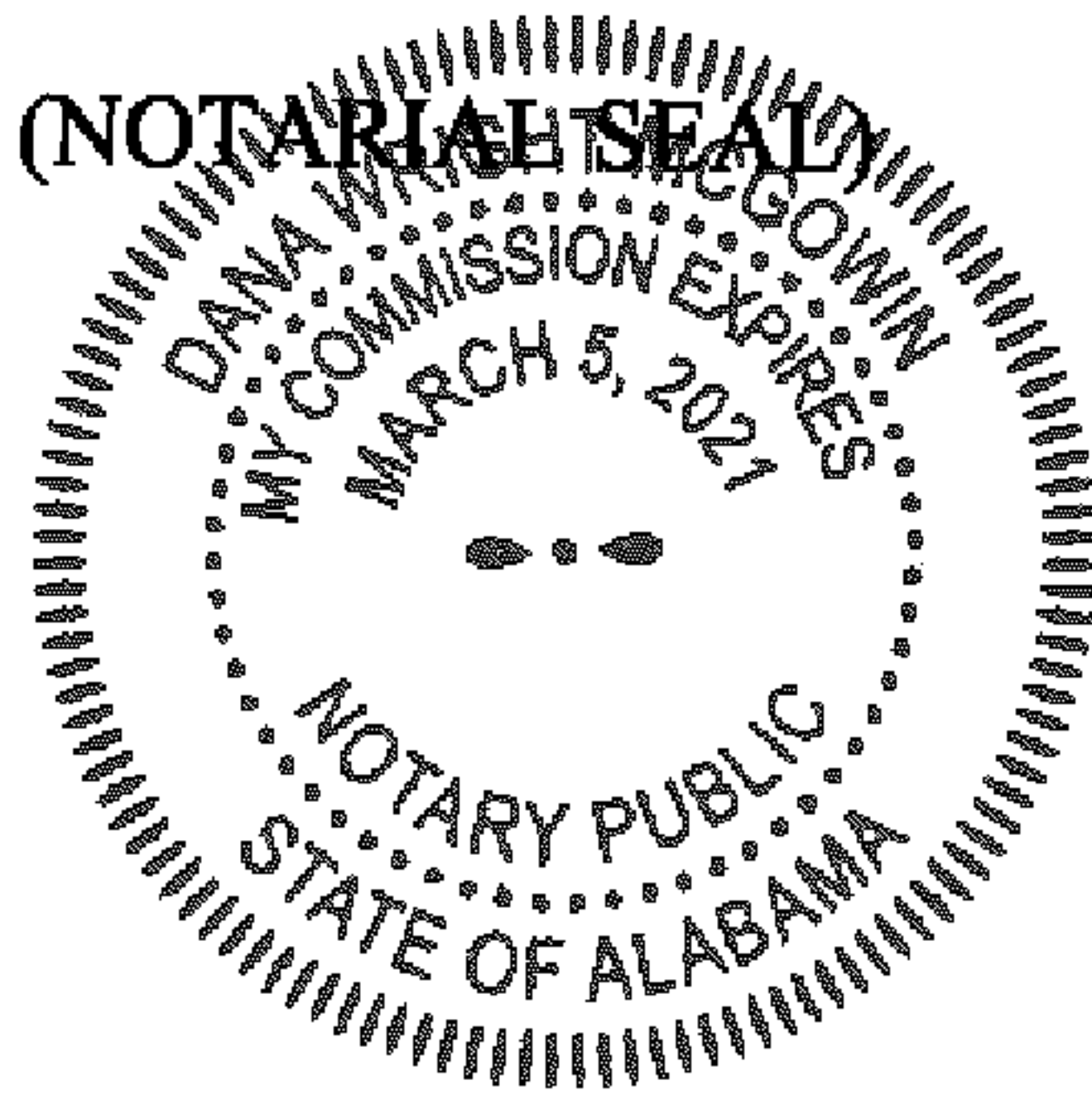
WCB Realty Company, LLC

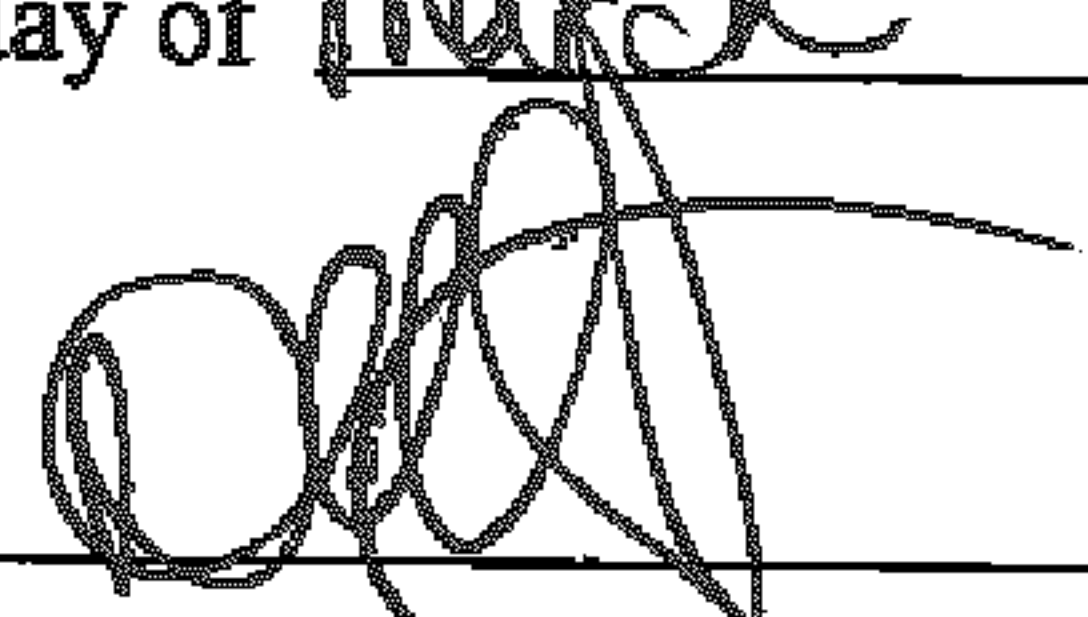

By Willie Batch, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie Batch, member of WCB Realty Company, LLC, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily and with full authority as said member on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2020




Notary Public

Print Name: Dana Wright McGowan

Commission Expires: 3/5/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2020 09:25:54 AM
\$38.50 CHERRY
20200409000138820

Allen S. Bayl