

20200505000174580  
05/05/2020 08:03:08 AM  
DEEDS 1/2

Send tax notice to:  
Eric A. Baker  
114 Eagle Cove Drive  
Pelham, Alabama 35124  
CHL2000076

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 Thousand and 00/100 Dollars (\$260,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Hunter B. Walker and Anna Frances Ivy Walker, husband and wife**, whose mailing address is: 136 Emily Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantor"), by **Eric A. Baker** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Eagle Cove Subdivision as recorded in Map Book 35, Page 121, 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.**

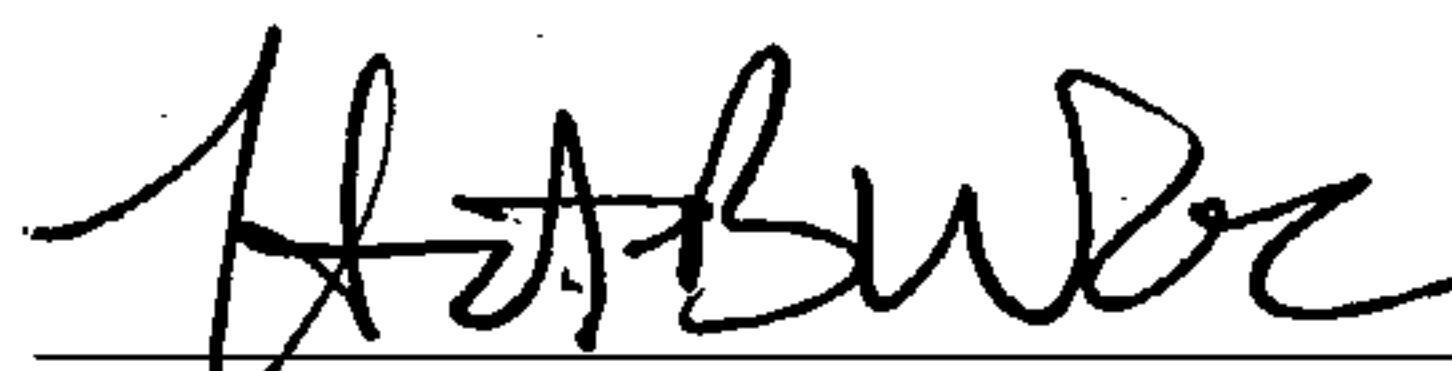
**MINING AND MINERAL RIGHTS EXCEPTED.**

**\$247,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30<sup>th</sup>  
day of April, 2020.



Hunter B. Walker

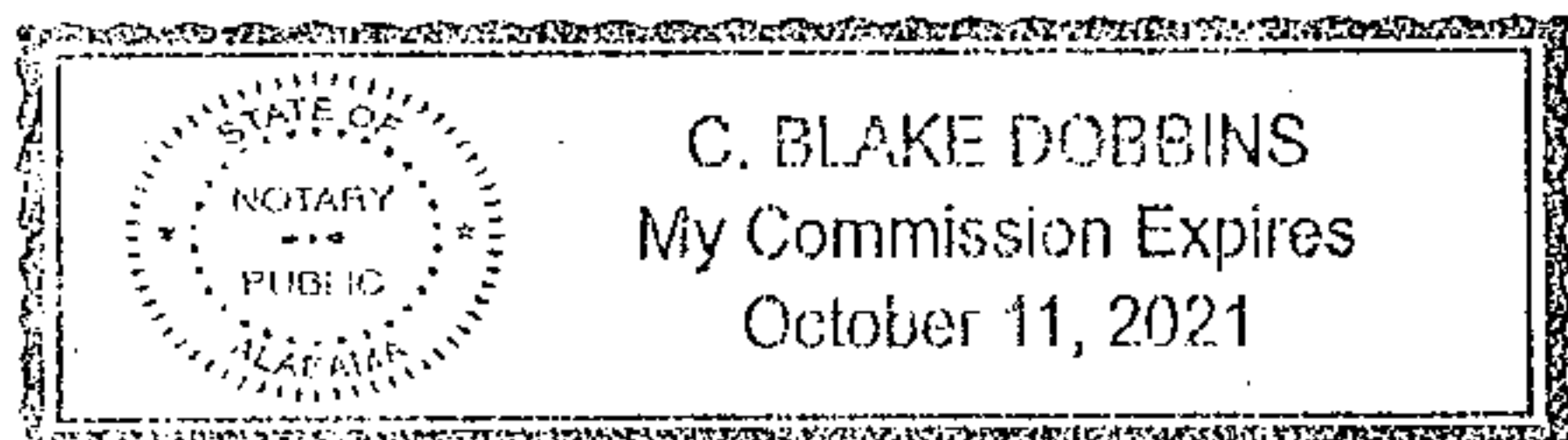


Anna Frances Ivy Walker

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hunter B. Walker and Anna Frances Ivy Walker, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30<sup>th</sup> day of April, 2020.





Notary Public

Print Name: C. Blake Dobbins

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/05/2020 08:03:08 AM  
\$38.00 CHERRY  
20200505000174580

Allie S. Boyd