

SEND TAX NOTICE TO:

Robert Eugene Tucker and Gladys A. Tucker
2111 Timberline Dr.
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BLD2000183

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Eighty Thousand Nine Hundred and 00/100 Dollars (\$180,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Charles B. Garrett and Courtney Garrett, husband and wife**, whose address is 2210 Springdale Dr., Franklin, TN 37064 (hereinafter "Grantor", whether one or more), by **Robert Eugene Tucker and Gladys A. Tucker** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **2111 Timberline Dr., Calera, AL 35040**, to-wit:

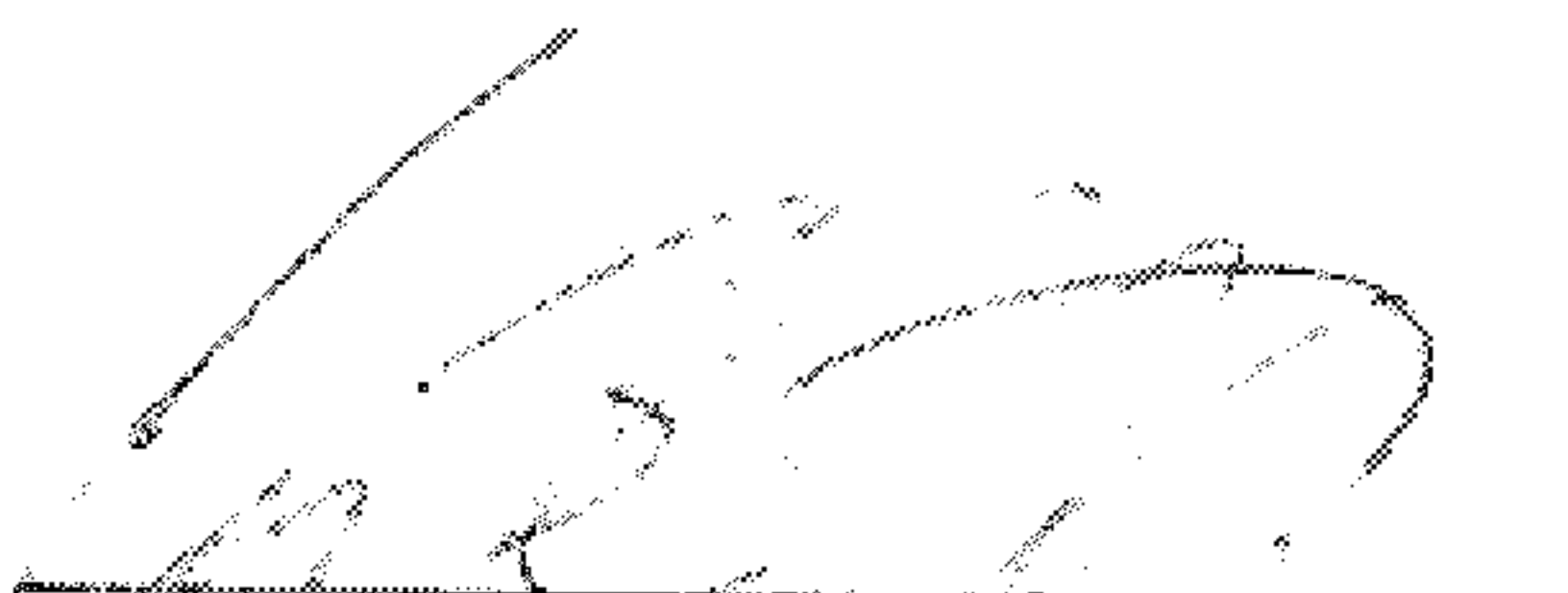
Lot 136, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama.

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 \$177,622.00 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 23rd day of June, 2020.


Charles B. Garrett


Courtney Garrett

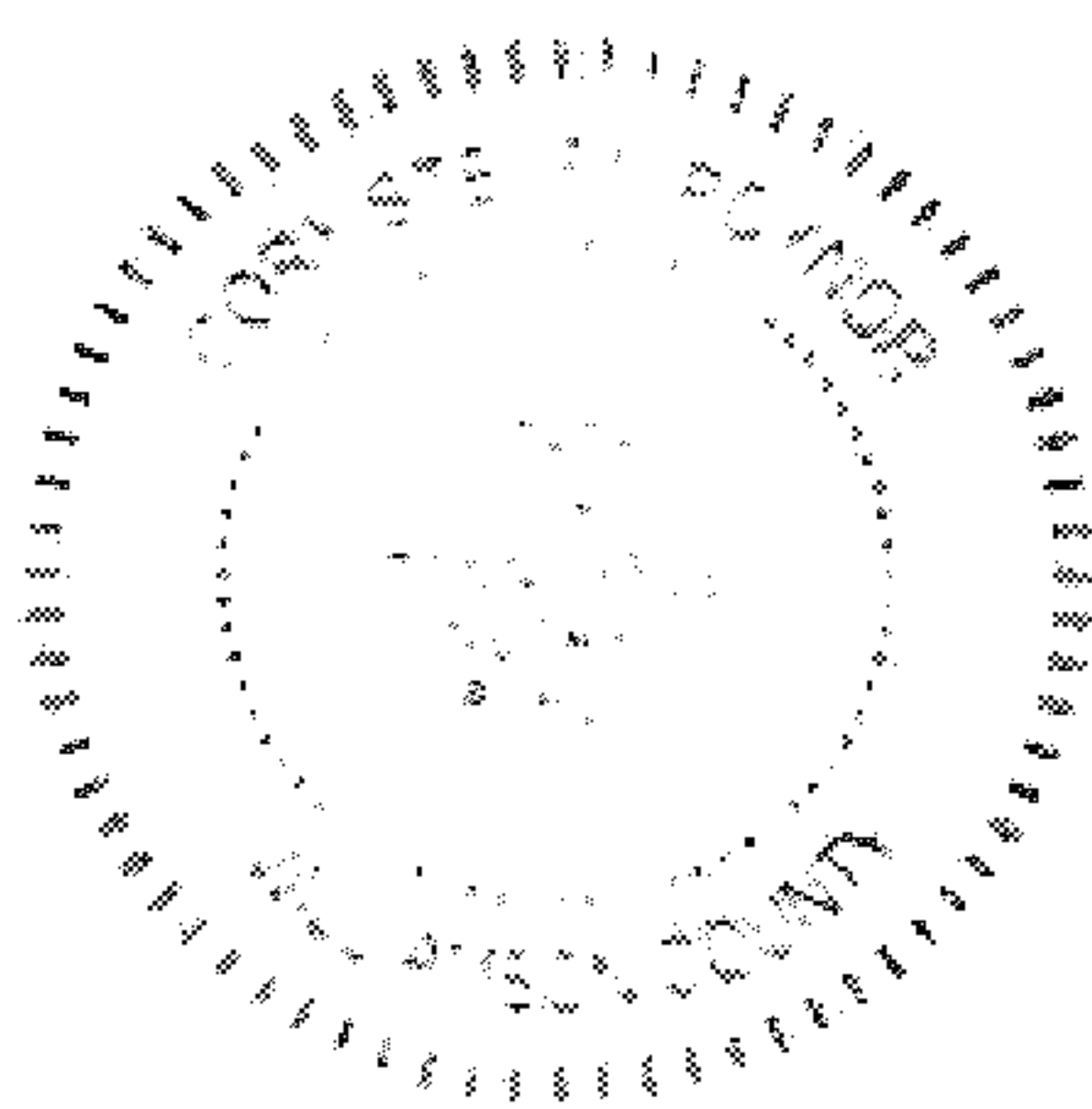
STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Charles B. Garrett and Courtney Garrett, 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 23rd day of June, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2020 02:59:09 PM
\$28.50 JESSICA
20200624000259860

