

20200625000260450
06/25/2020 09:42:39 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Nathan McCorkle and Brittany McCorkle
3 Red Fox Run
Shoal Creek, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BHM2000688

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Six Hundred Fifty Seven Thousand Five Hundred and 00/100 Dollars (\$657,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Leroy Abrahams and Malisa Abrahams, a married couple**, whose address is 327 Stonegate Dr, Birmingham AL 35212 (hereinafter "Grantor", whether one or more), by **Nathan McCorkle and Brittany McCorkle**, (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, **Nathan McCorkle and Brittany McCorkle, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 3 Red Fox Run, Shoal Creek, AL 35242, to-wit:


Lot 32B1, according to the Resurvey of Lots 32A and 32B of a Resubdivision of Lots 32 and 33, Shoal Creek, as recorded in Map Book 23, Page 5, 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 \$484,000.00 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.

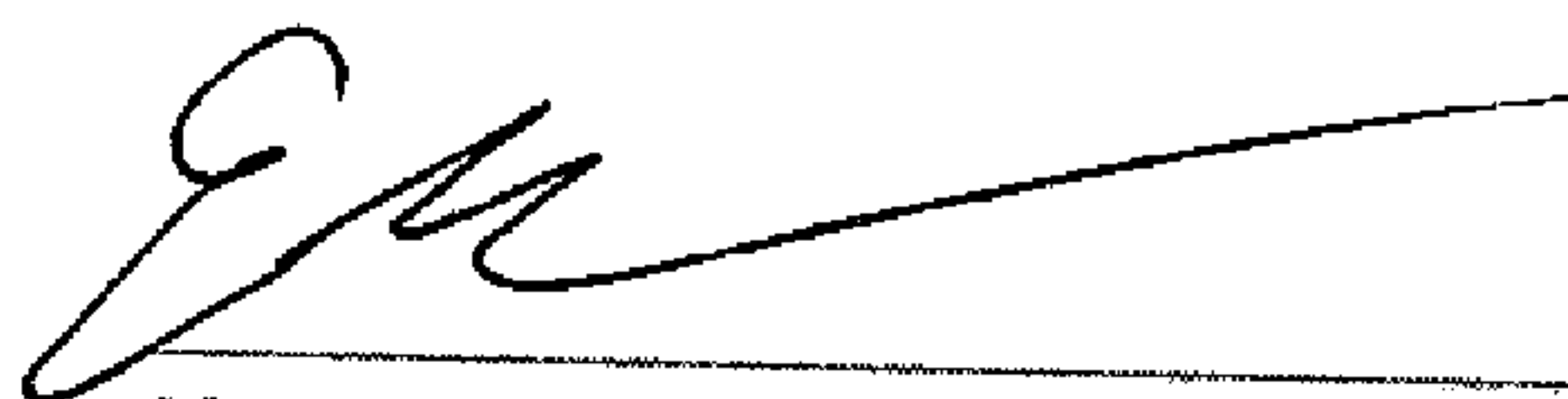

Leroy Abrahams

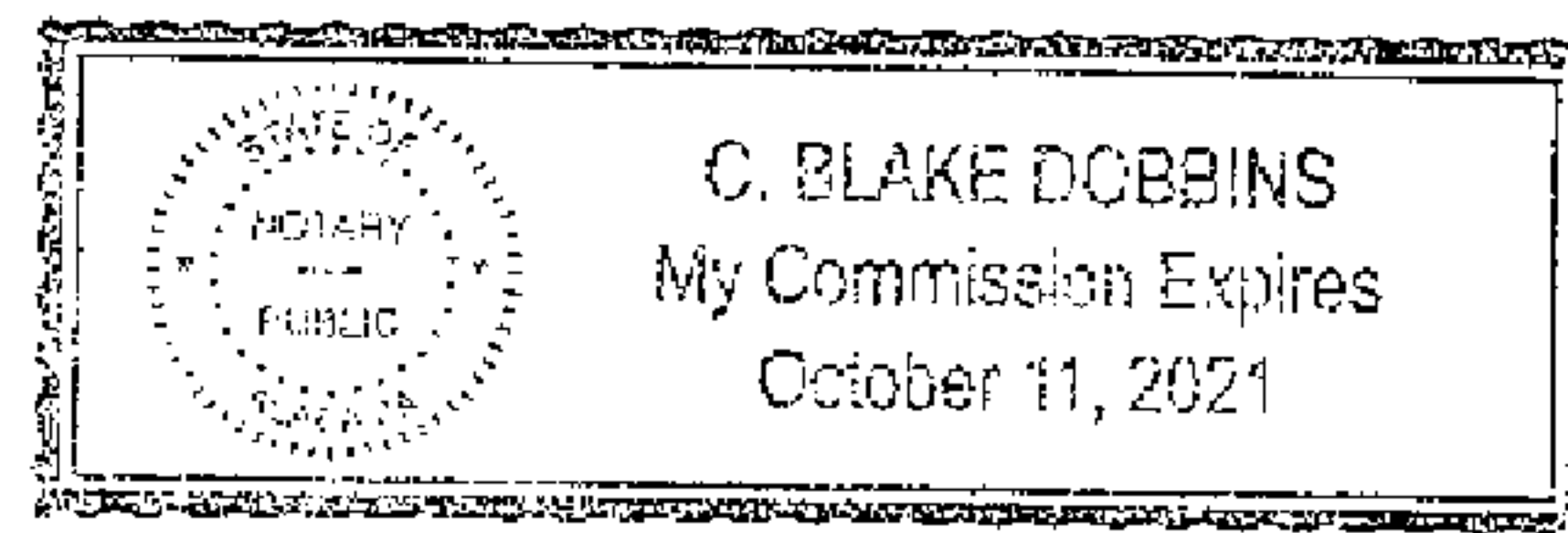

Malisa Abrahams

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Leroy Abrahams and Malisa Abrahams, 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
06/25/2020 09:42:39 AM
\$198.50 CHARITY
20200625000260450

Allen S. Bayl