

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:

James O. Baldwin
1555 Bent River Circle,
Birmingham, AL 35216

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. **Krashima Cobb McCree and husband Ryan McCree whose address is 1109 Cushing Park Hoover, AL 35244** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James O. Baldwin** whose mailing address is **1555 Bent River Circle, Birmingham, AL 35216** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 1555 Bent River Circle, Birmingham, AL 35216 to wit:

LOT 12, ACCODING TO THE SURVEY OF BENT RIVER ESTATES PHASE I, AS RECORDED IN MAP BOOK 17, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND MAP BOOK 176, PAGE 15, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$223,250.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith
Krashima Cobb and Krashima Cobb-McCree are one and the same person

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15 day of July, 2020.


Krashima Cobb-McCree


Ryan McCree

STATE OF ALABAMA

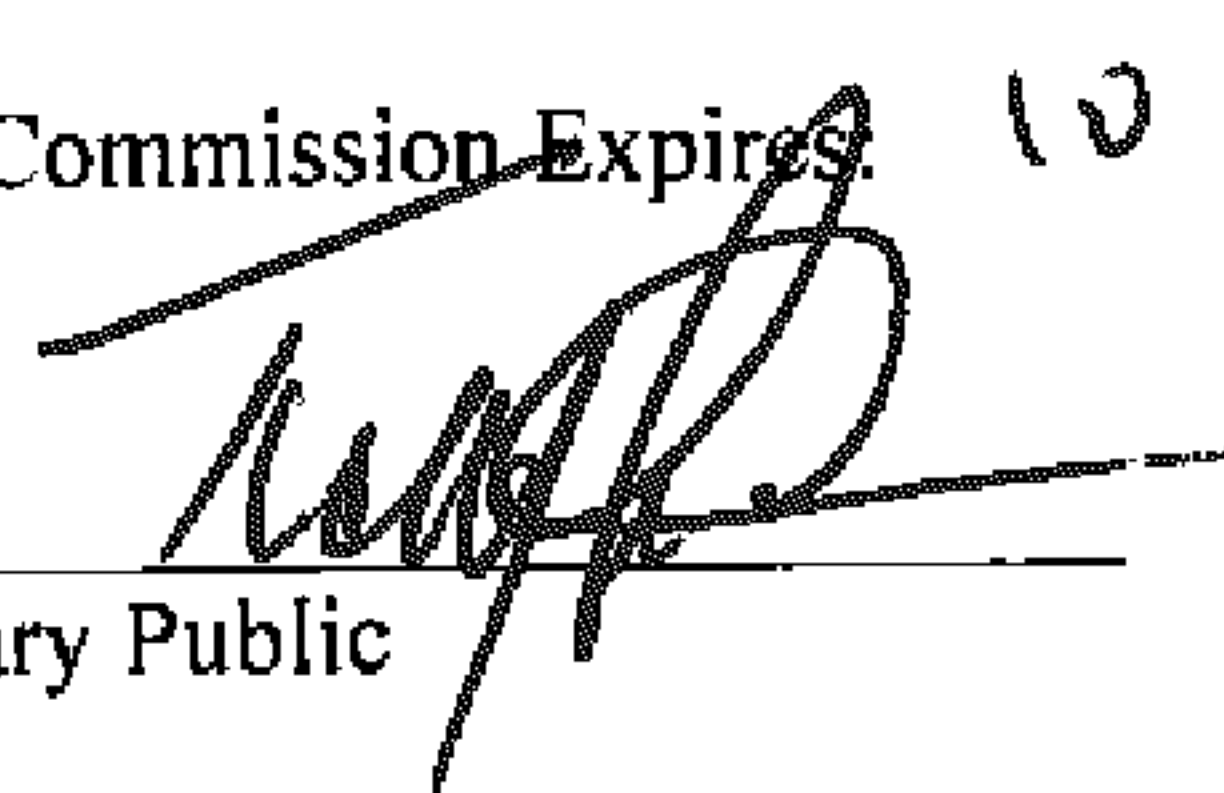
JEFFERSON COUNTY

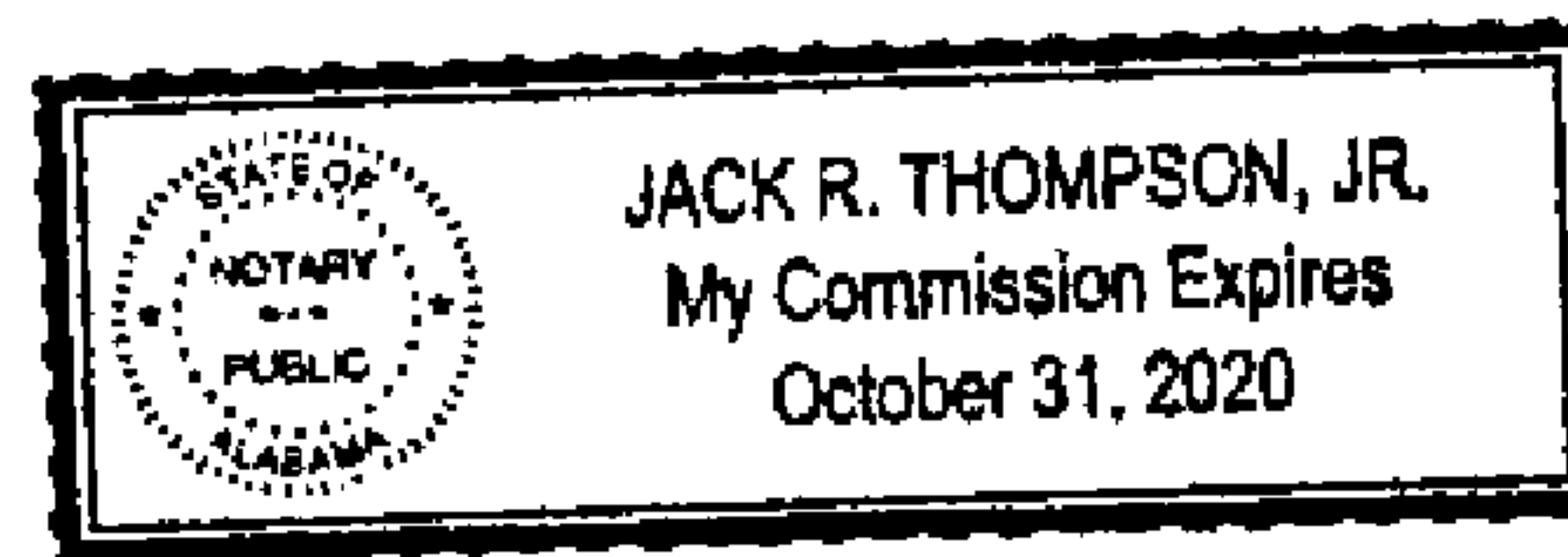
I, JACK R. THOMPSON, JR., a Notary Public in and for said county in said state, hereby certify that Krashima Cobb-McCree and Ryan McCree whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 15th day of July, 2020

My Commission Expires

10/31/2020


Notary Public



(SEAL)

ATB 1674



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2020 03:32:49 PM
\$37.00 JESSICA
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