

20200806000337390
08/06/2020 03:31:54 PM
DEEDS 1/4

SEND TAX NOTICE TO:

Erin M Tatum and Philip K Tatum
2505 Birkshire Cir
Birmingham, AL 35244

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BHM2000999

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mark Preston Noyes and Carlene Anderson Noyes, husband and wife**, whose address is 8 Mission ST. San Francisco CA 94105, (hereinafter "Grantor", whether one or more), by **Erin M Tatum and Philip K Tatum**, whose address is 431 Griffin Park Lane, Birmingham, AL 35242, (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, **Erin M Tatum and Phillip K Tatum, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2505 Birkshire Cir, Hoover, AL 35244**, to-wit:

Lot 3823, according to the Survey of Birkshire, 38th Addition to Riverchase, as recorded in Map Book 22 Page 140, 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 \$396,000.00 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 4th day of August, 2020.

Mark Preston Noyes
Mark Preston Noyes

Carlene Anderson Noyes
Carlene Anderson Noyes

STATE OF CALIFORNIA
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Mark Preston Noyes and Carlene Anderson Noyes**, 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 ____ day of August, 2020.

Notary Public

see attached
acknowledgment

Clear/Reset



All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

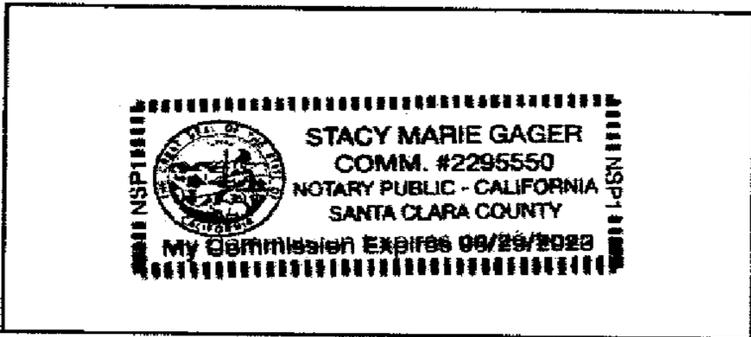
State of California

County of San Francisco

On 8/4/20 before me, Stacy Marie Gager, Notary Public (here insert name and title of the officer),

personally appeared Mark Preston Noyes

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Stacy Marie Gager

For Bank Purposes Only

Description of Attached Document

Type or Title of Document

Warranty Deed

Document Date

8/4/2020

Number of Pages

2

Signer(s) Other Than Named Above

Account Number (if applicable)



Clear/Reset

WELLS FARGO

All-purpose Acknowledgment California

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State of California

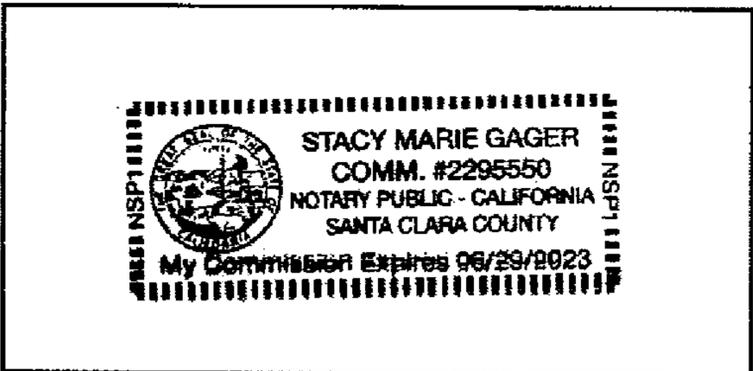
County of San Francisco

On 8/4/20 before me, Stacy Marie Gager, Notary Public (here insert name and title of the officer),

personally appeared Carlene Anderson Noyes

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand and official seal.

Signature Stacy Marie Gager

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed

Document Date 8/4/2020 Number of Pages 2

Signer(s) Other Than Named Above _____

Account Number (if applicable) _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/06/2020 03:31:54 PM
\$75.00 CHERRY
20200806000337390

Alvin S. Boyd

