

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

20200902000388940
09/02/2020 10:06:48 AM
DEEDS 1/3

Send Tax Notice to:
(Name) Frederick and Kyong Ae Fike
(Address) 311 13th Street SW
Alabaster, AL 35007

Mortgage Amount: \$195,700.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SIX 206,000.00

That in consideration of ~~TWO HUNDRED AND TWENTY THOUSAND DOLLARS (\$220,000.00)~~ AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Bobby Joe Baldwin, an unmarried man, Individually, and Bobby Joe Baldwin, an unmarried man, and Kris Baldwin, an unmarried woman, being the sole heirs and next-of-kin of Jean B. Baldwin, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Frederick Fike and Kyong Ae Fike, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 14, of Sector 2, Alabaster Highlands Subdivision as shown by Plat recorded in Map Book 5, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 31st day of July, 2020.

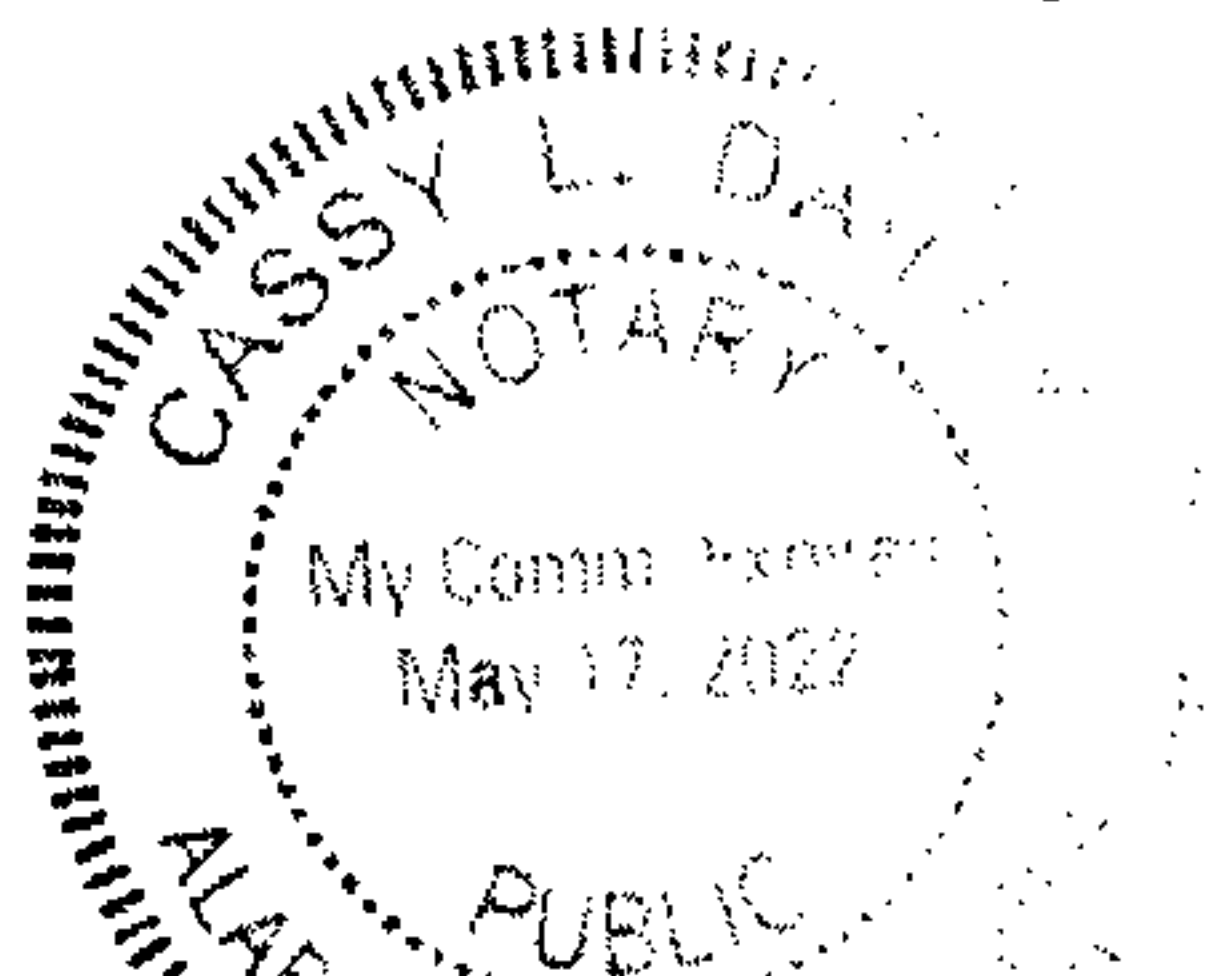
Bobby Joe Baldwin
Bobby Joe Baldwin

Kris Baldwin
Kris Baldwin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bobby Joe Baldwin and Kris Baldwin**, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 31 day of July, 2020.



Cassy L. Dailey
Notary Public
My commission expires: 05-17-2022

Address: 311 13th Street SW, Alabaster, AL 35007
Buyer Address: 100 Inverness Landing, Birmingham, AL 35242
Seller Address: 311 13th Street SW, Alabaster, AL 35007

HEIRSHIP AFFIDAVIT

COME NOW, Bobby Joe Baldwin and Kris Baldwin, as "Affiants" herein, and after first having been duly sworn, said Affiant does hereby depose and say as follows:

1. That the Affiant has personal knowledge of the facts stated herein, said Affiant is over the age of nineteen (19) years, said Affiant is of sound mind and competent to execute this Affidavit.
2. On April 29th, 1969, Bobby Joe Baldwin and wife, Jean B. Baldwin, pursuant to instrument recorded at Real Book 259, Page 007, in the Office of the Judge of Probate of Shelby County, Alabama received a conveyance of certain real estate situated in Shelby County, Alabama. Said deed did not contain survivorship language.

The above referenced real estate is hereinafter described, as follows:

Lot 14, of Sector 2, Alabaster Highlands Subdivision as shown by Plat recorded in Map Book 5, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

3. On or about April 25, 2000, Jean B. Baldwin died, and her estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the dates of the decease of Jean B. Baldwin, she left the following heirs and next-of-kin to survive her:

Bobby Joe Baldwin – husband

1105 Cedar Circle
Clanton, AL 35046

Kris Baldwin – daughter

340 Oxford Way
Pelham, AL 35124

5. The above designated survivor, is the only heirs and next of kin of Jean B. Baldwin, are over the age of nineteen (19) years, and of sound mind. Furthermore, Jean B. Baldwin left to survive her no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of Jean B. Baldwin have heretofore been paid and satisfied.

Bobby Joe Baldwin
Bobby Joe Baldwin

Kris Baldwin
Kris Baldwin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bobby Joe Baldwin and Kris Baldwin**, whose name are signed to the foregoing **heirship affidavit**, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 31 day of July, 2020.

[Signature]
Notary Public
My commission expires: 05-17-2022

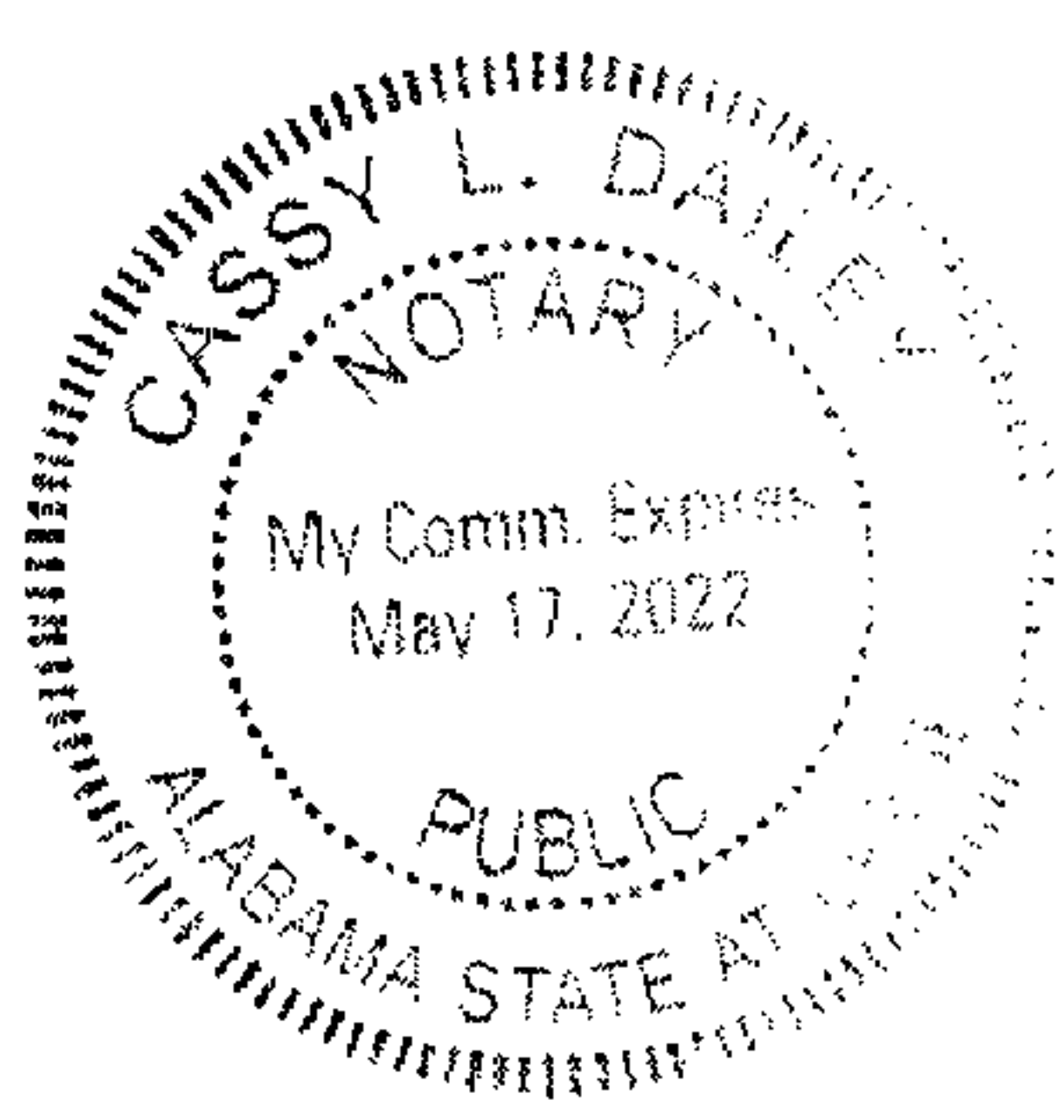
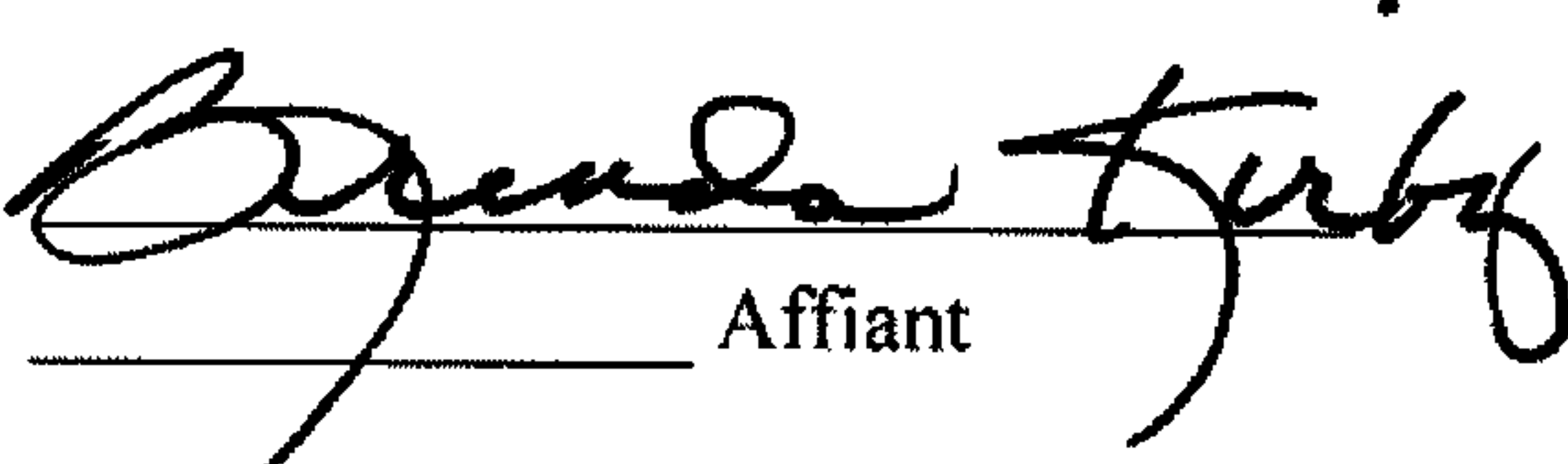


EXHIBIT B
DISINTERESTED PARTY AFFIDAVITS

COME NOW, Brenda Kirby AND Don Kirby, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. Affiant, Brenda Kirby, hereby acknowledges and confirms that he/she has personal knowledge of the facts state herein, is over the age of 19 years, competent to execute this Affidavit, and his/her current address is 148 Windsor Lane, Pelham, AL 35124, Said Affiant further states that he/she has no pecuniary or other interest in the estate of Jean B. Baldwin.
2. Affiant, Don Kirby, hereby acknowledges and confirms that he/she has personal knowledge of the facts state herein, is over the age of 19 years, competent to execute this Affidavit, and his/her current address is 148 Windsor Lane, Pelham, AL 35124, Said Affiant further states that he/she has no pecuniary or other interest in the estate of Jean B. Baldwin.
3. Said Affiants hereby state that they are personally familiar with the family history of Jean B. Baldwin, and hereby acknowledge and confirm that Jean B. Baldwin died on April 25th, 2000. Jean B. Baldwin, (the Decedent herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 259, Page 007.
4. Said decedent was married at the time of her decease. Said decedent was survived by her husband, Bobby Joe Baldwin and daughter, Kris Bladwin. All of said heirs of Jean B. Baldwin are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.
5. Affiants are not aware of any persons or entities who have claim to the real property of which Jean B. Baldwin died seized, other than her husband and daughter hereinabove named.

FURTHERMORE, the Affiants saith naught.




Affiant

STATE OF ALABAMA
COUNTY OF JEFFERSON

Sworn to and subscribed before me this 31 day of July, 2020.





Notary Public
My Commission Expires: 05-17-2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 10:06:48 AM
\$40.50 CHARITY
20200902000388940

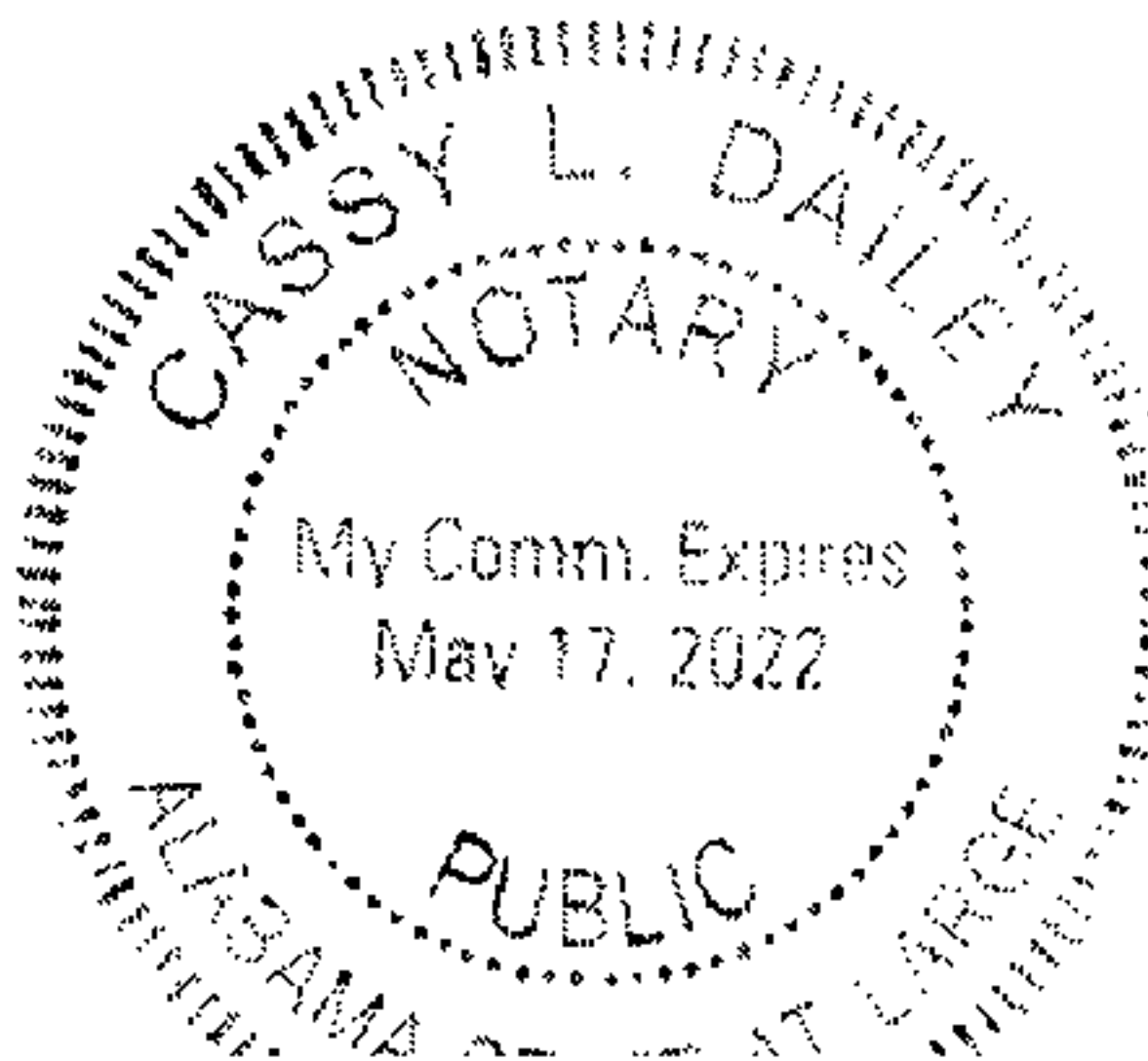
Alvin S. Boyd




Affiant

STATE OF ALABAMA
COUNTY OF JEFFERSON

Sworn to and subscribed before me this 31 day of July, 2020.





Notary Public
My Commission Expires: 05-17-2022