

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Kevin Maurice Dunham
476 Meadow Croft Dr
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Six Thousand and 00/100 Dollars and 00/100 Dollars (\$246,000.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Barbara Annette McNabb, unmarried,
(herein referred to as Grantor) do grant, bargain, sell and convey unto
Kevin Maurice Dunham

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 19, according to the Survey of Meadow Brook Townhomes, Phase III, as recorded in Map Book 28, page 135, in the Probate Office of Shelby County, Alabama.

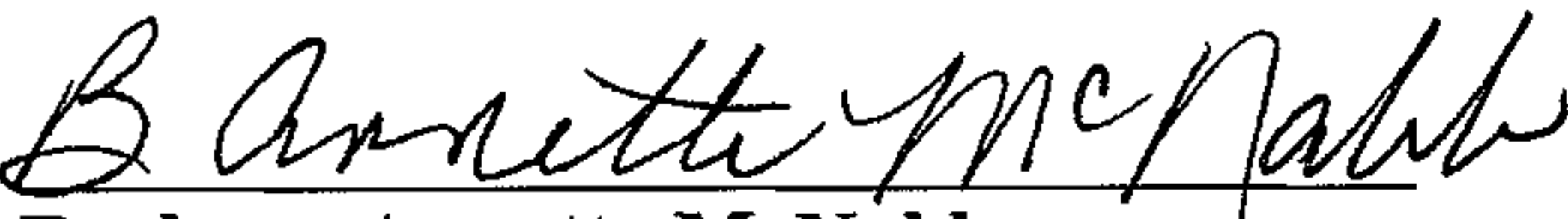
\$ 236,542.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his/her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this August 28, 2020.


Barbara Annette McNabb

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

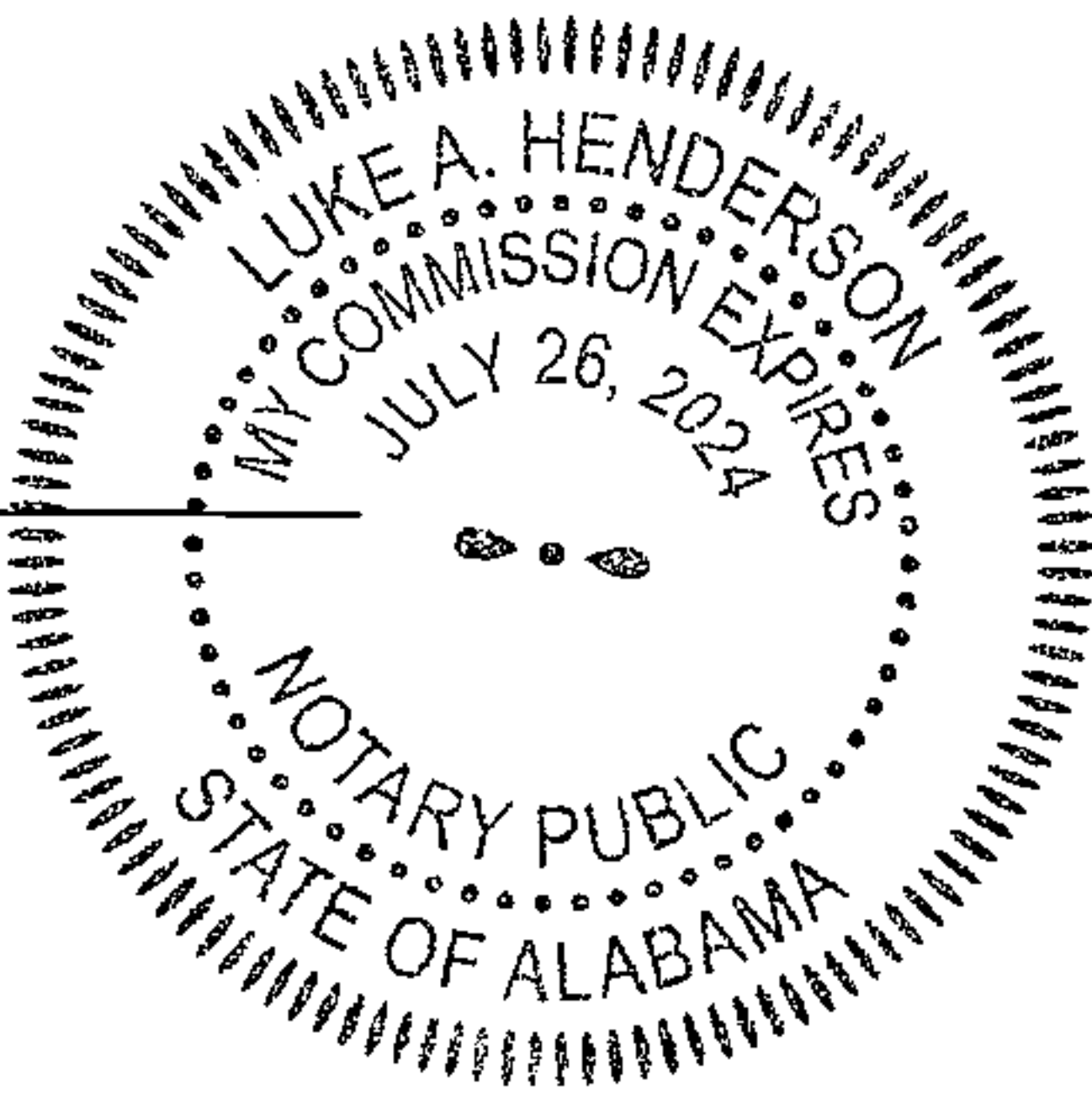
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Barbara Annette McNabb**, unmarried, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, **Barbara Annette McNabb** executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 28, 2020.

My Commission Expires: 7/26/2024

Grantor's Address:
911 Cahaba River Parc
Birmingham, AL 35243
Property Address:
476 Meadow Croft Dr
Birmingham, AL 35242


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 10:52:49 AM
\$31.50 CHARITY
20200902000389320

