

**SEND TAX NOTICE TO:**

Charles C. Badger and Beverly S. Badger

~~108 Sommersby Dr~~ 804 Forest Dr.  
~~Pelham, AL 35124~~ Homewood, AL 35209

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

BHM2001220

**WARRANTY DEED**

**State of Alabama**

**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Ninety Three Thousand and 00/100 Dollars (\$93,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Beverly Badger, as Personal Representative of the Estate of Mary Jane Stanford, deceased, Shelby County Probate Case No. PR2020-000196**, whose address is 804 Forest Drive, Homewood AL 35209 (hereinafter "Grantor", whether one or more), by **Charles C. Badger and Beverly S. Badger**, (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 **Charles C. Badger and Beverly S. Badger**, as **joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 108 Sommersby Dr., Pelham, AL 35124**, to-wit:

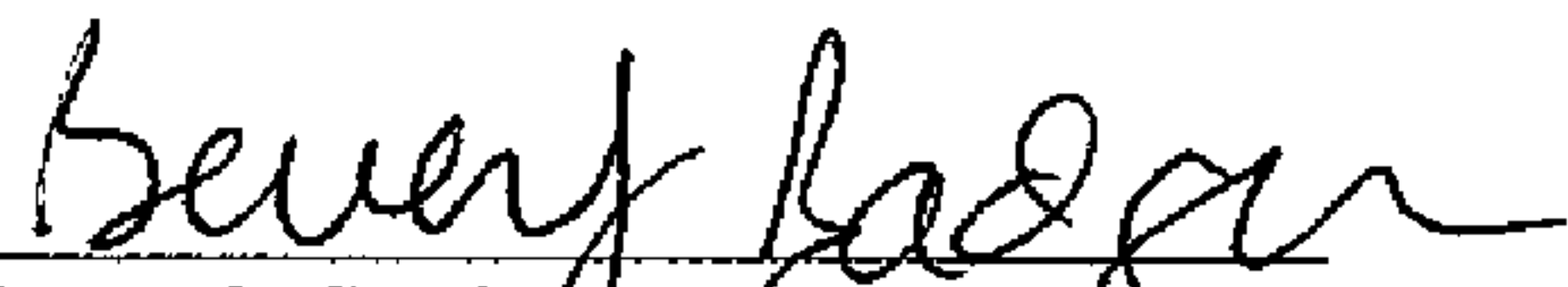
Lot 60, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama.

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 \$0.00 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 1st day of October, 2020.

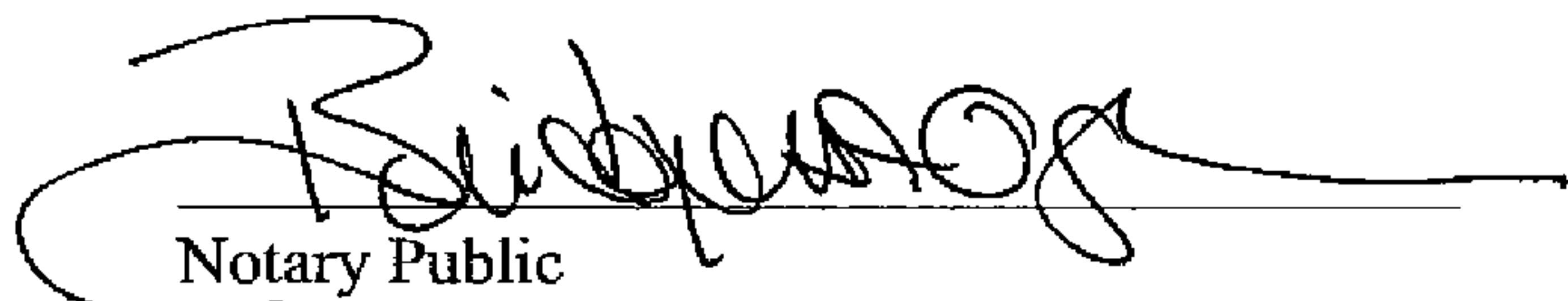
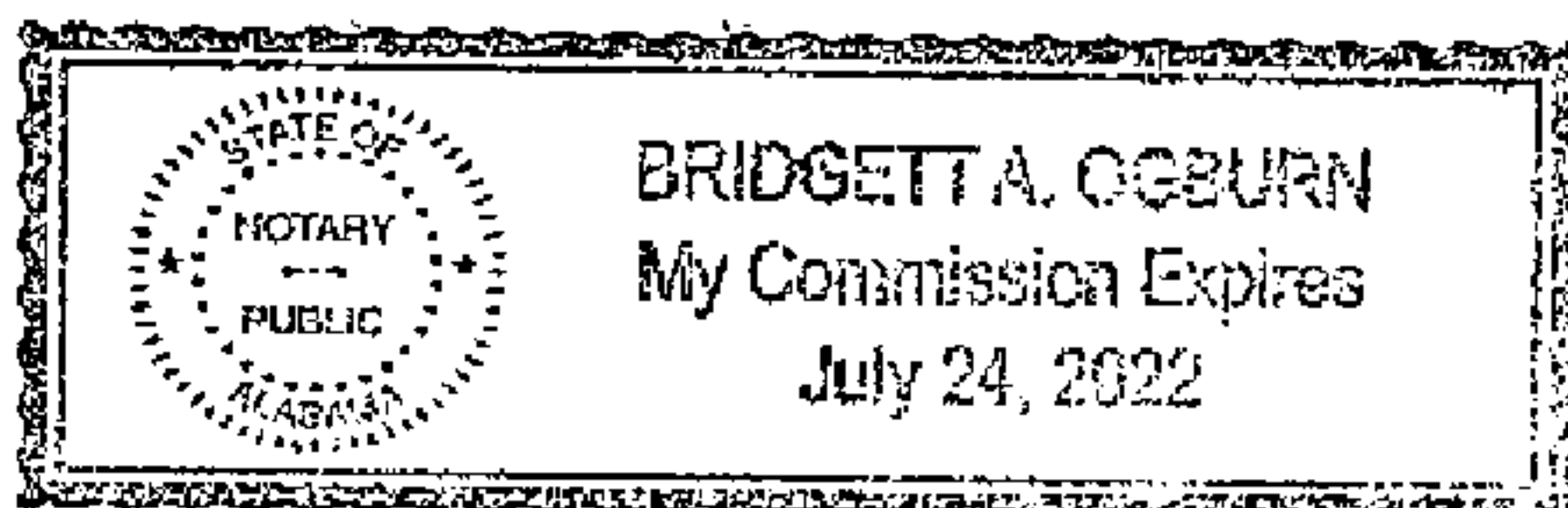


Beverly Badger, as Personal Representative  
of the Estate of Mary Jane Stanford

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Beverly Badger, as Personal Representative of the Estate of Mary Jane Stanford, deceased, Shelby County Probate Case No. PR2020-000196, 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 1st day of October, 2020.

  
Notary Public

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/08/2020 10:50:28 AM  
\$118.00 CHERRY  
20201008000457090

