

20201019000473670
10/19/2020 11:10:23 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Thomas Bacon Majors IV and Kristen Majors
3429 Chippenham Circle
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001443

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Twenty Five Thousand and 00/100 Dollars (\$425,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bonnie S. Nicosia, an unmarried woman**, whose address is 127 Reach Way Birmingham AL 35242 (hereinafter "Grantor", whether one or more) by **KRISTEN BRAND MAJORS AKA KRISTEN MAJORS AND THOMAS B MAJORS IV AKA THOMAS BACON MAJORS IV**, (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 **KRISTEN BRAND MAJORS AKA KRISTEN MAJORS AND THOMAS B MAJORS IV AKA THOMAS BACON MAJORS IV**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **3429 Chippenham Circle, Birmingham, AL 35242**, to-wit:

Lot 107, according to the Survey of Brook Highland, 3rd Sector, as recorded in Map Book 12, Page 64 A & B, 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.

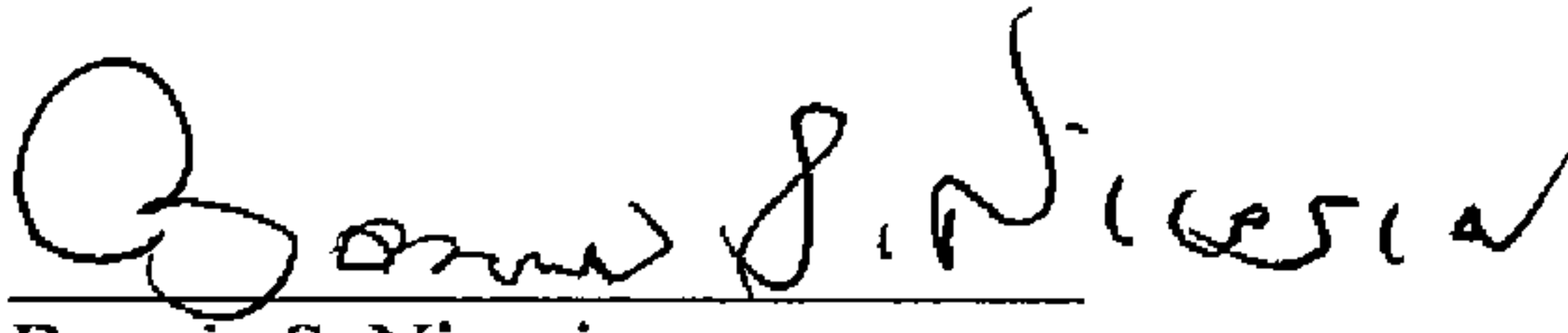
Bonnie S. Nicosia is the surviving grantee of that deed recorded in Book 268, Page 955, in the Probate Office of Shelby County, Alabama; the other grantee Vincent Nicosia, having died on or about the 19th day of November, 2019.

Subject to a third-party mortgage in the amount of \$382,500.00 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.

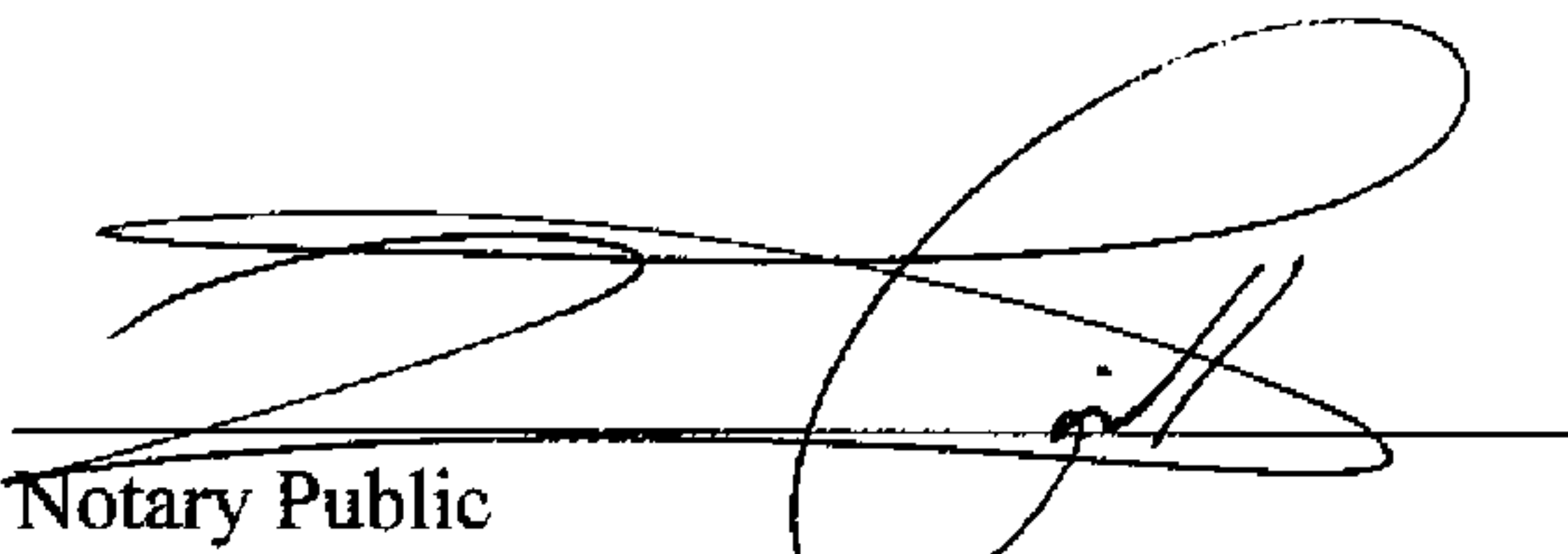
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of October, 2020.

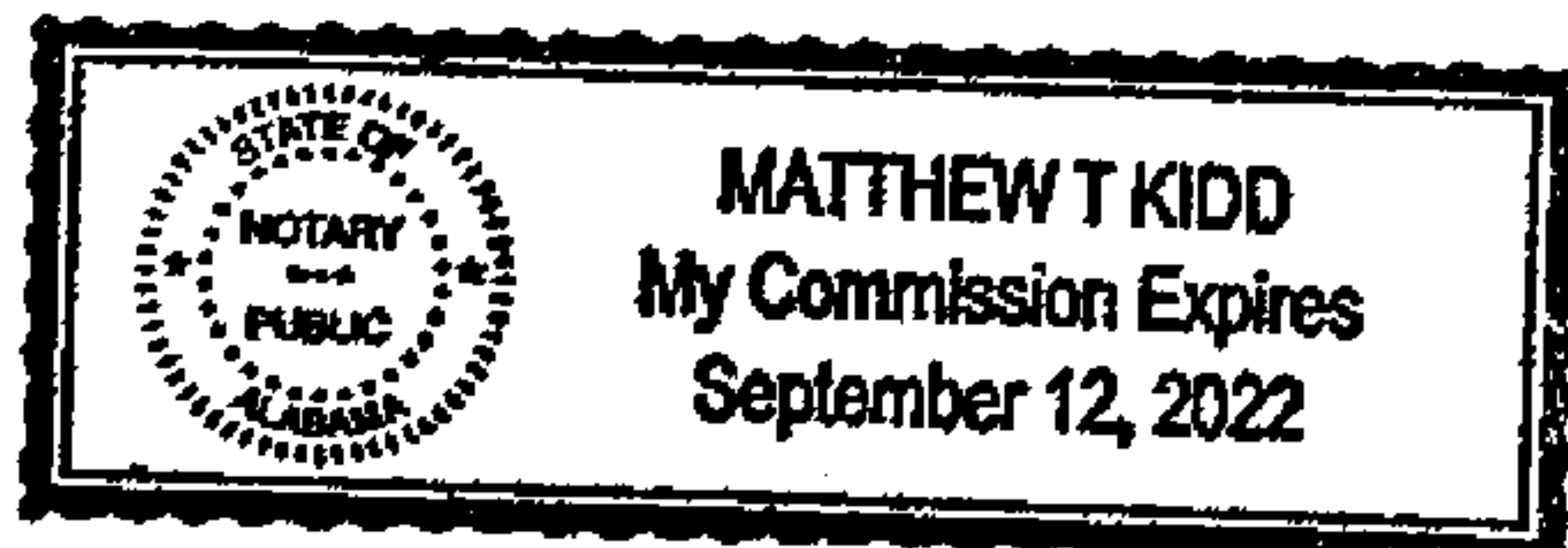

Bonnie S. Nicosia

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Bonnie S. Nicosia, an unmarried woman, 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 16th day of October, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2020 11:10:23 AM
\$69.50 CHERRY
20201019000473670

