

Send tax notice to:
Gwendolyn Queen & Sung Ho Lee
315 Stonecreek Circle
Helena, AL 35080
HOV2000657

State of Alabama
County of Shelby

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

20201113000520720
11/13/2020 02:46:49 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Forty Six Thousand and 00/100 Dollars (\$246,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Patrick Westcott and Christy Westcott f/k/a Christy Price, husband and wife whose mailing address is: 505 Riverwoods Landing; Helena, AL 35080** (hereinafter referred to as "Grantors"), by **Gwendolyn Queen Lee and Sung Ho Lee** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1518, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four, as recorded in Map Book 33 at Page 131, in the Judge of Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$233,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Patrick Westcott and Christy Westcott f/k/a Christy Price have hereunto set their signature(s) and seal(s) on November 12, 2020.



Patrick Westcott



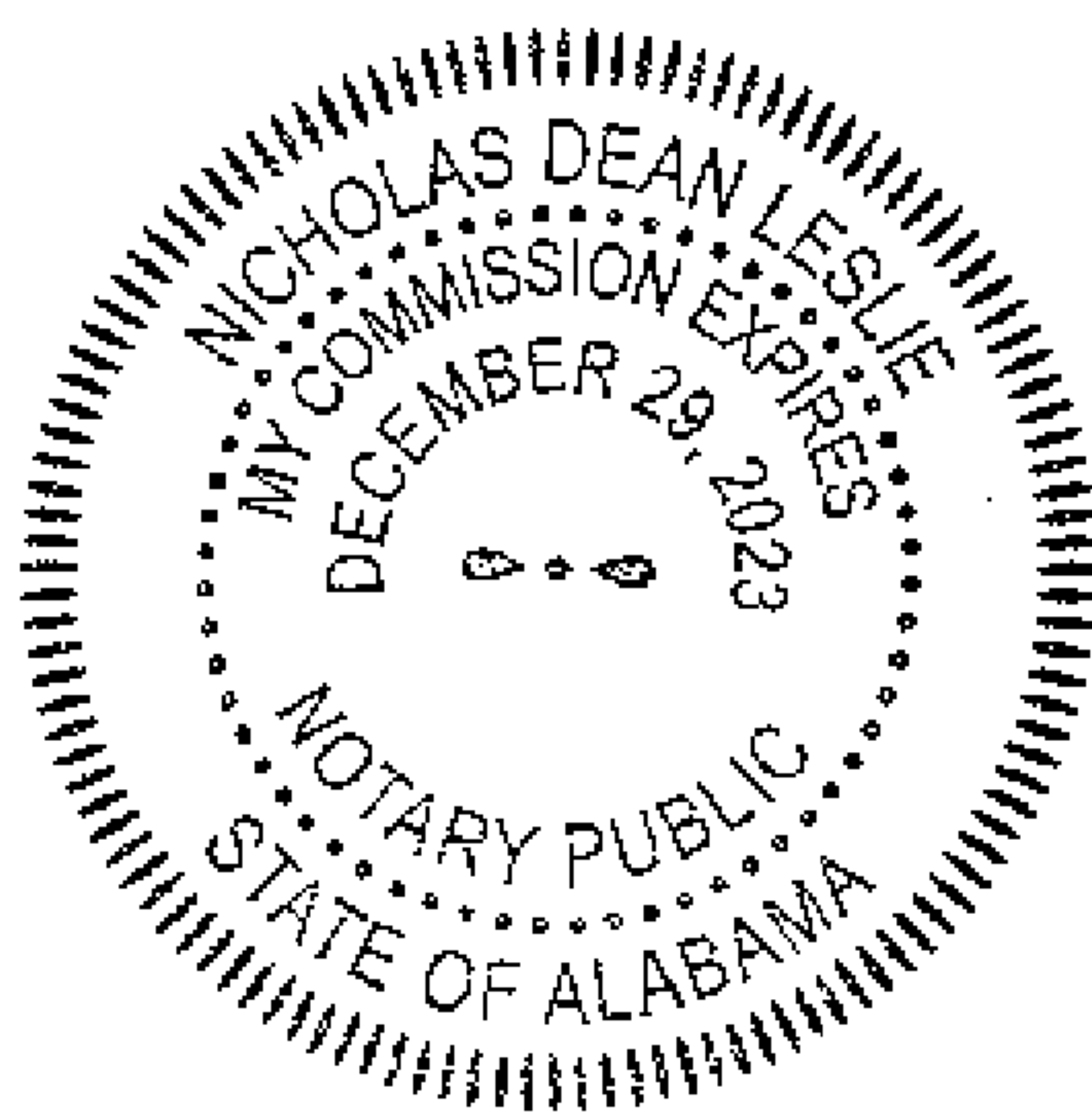
Christy Westcott f/k/a Christy Price

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick Westcott and Christy Westcott f/k/a Christy Price, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of November, 2020.

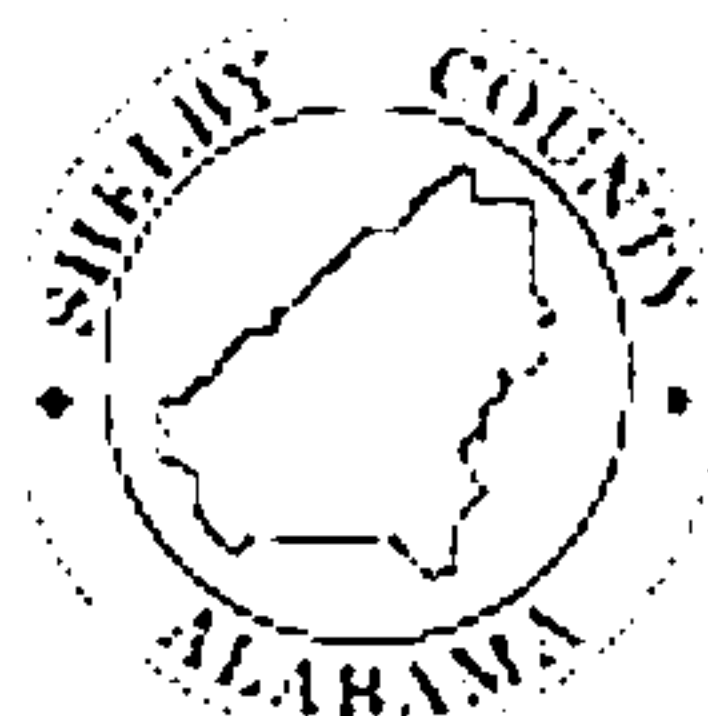
(NOTARIAL SEAL)



Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2020 02:46:49 PM
\$37.50 CHARITY
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