

Send tax notice to:  
Dylan & Lauren Baker  
1205 Southwind Dr.  
Helena, AL 35080  
HOV2000568

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Fifty Thousand and 00/100 Dollars (\$50,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Levada N Norton, an unmarried woman**, whose mailing address is: 200 Fern Creek Drive Bessemer, AL 35022 (hereinafter referred to as "Grantors"), by **Dylan Baker and Lauren Baker** (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:

Commence at the Southeast corner of the West 1/2 of the Northeast 1/4 of Section 1, Township 21 South, Range 5 West; thence run N 89°16'40" W 574.54 feet to a found 1/2" rebar; thence run N 00°05'16" W 2075.22 feet to the point of beginning; said point being in the center of South Shades Crest Road; thence continue on the last described course 635.72 feet to a set 1/2" rebar on the north line of said Section 1; thence run S 89°51'20" E 247.50 feet to a found iron; thence run S 00°05'16" E 610.12 feet to a point in the centerline of South Shades Crest Road; thence run S 84°14'13" W 248.72 feet to the point of beginning. Less and Except that part in the public right of way of South Shades Crest Road. According to the survey dated 11/14/97 by Steven M. Allen AL Reg No 12944.

**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.**

**Levada N. Norton is the surviving grantee of that deed recorded in Book 262, Page 98, in the Probate Office of Shelby County, Alabama; the other grantee, George B. Norton, having died on or about the day of 23rd day of October, 2014.**

**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), Levada N Norton have hereunto set their signature(s) and seal(s) on November 13, 2020.

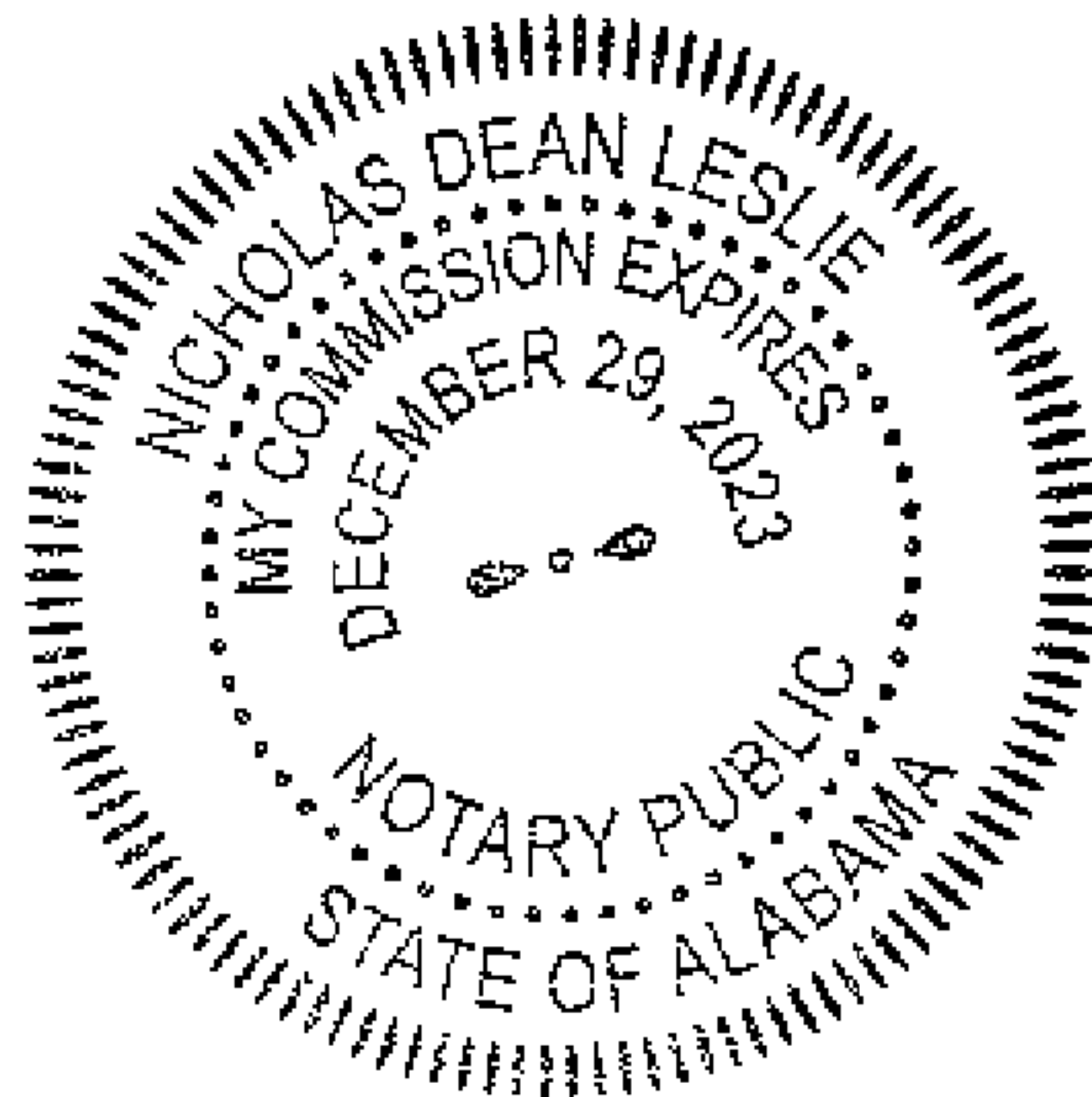
Levada N. Norton  
Levada N Norton

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Levada N Norton, 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 13<sup>th</sup> day of November, 2020.

(NOTARIAL SEAL)



Nicholas Dean Leslie  
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 02:57:12 PM  
\$75.00 CHARITY  
20201113000520750

Allie S. Bevil