

20201207000557380  
12/07/2020 09:00:46 AM  
DEEDS 1/2

**This Instrument Was Prepared By:**

Rodney S. Parker, Attorney at Law  
2550 Acton Road, Suite 210  
Birmingham, AL 35243  
File No. 2020-11-6164  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**

Paige Bauer  
2031 Vestavia Park Ct. Apt A  
Vestavia, AL 35216

(Grantees' Mailing Address)

**WARRANTY DEED**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Fifty-Five Thousand and 00/100 Dollars (\$55,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Matt Willis and spouse, Jennifer Willis**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Paige Bauer**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lots 4 and 5, according to the survey of Culpepper Family Subdivision, as recorded in Map Book 31, page 7, in the Probate Office of Shelby County, Alabama.

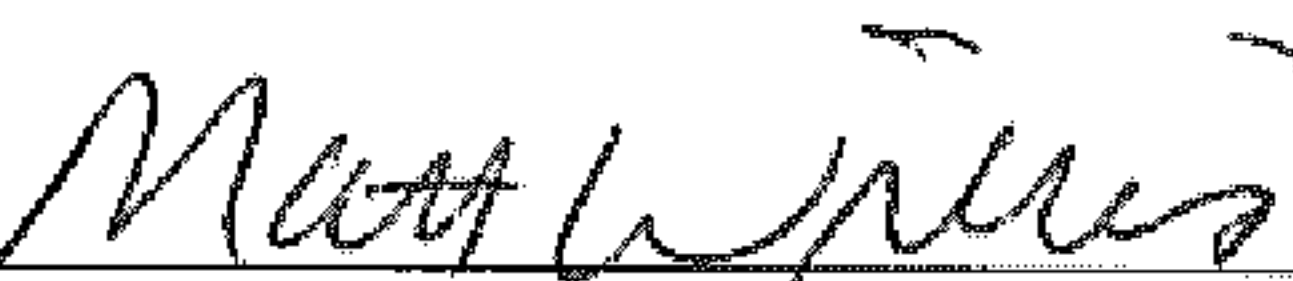
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

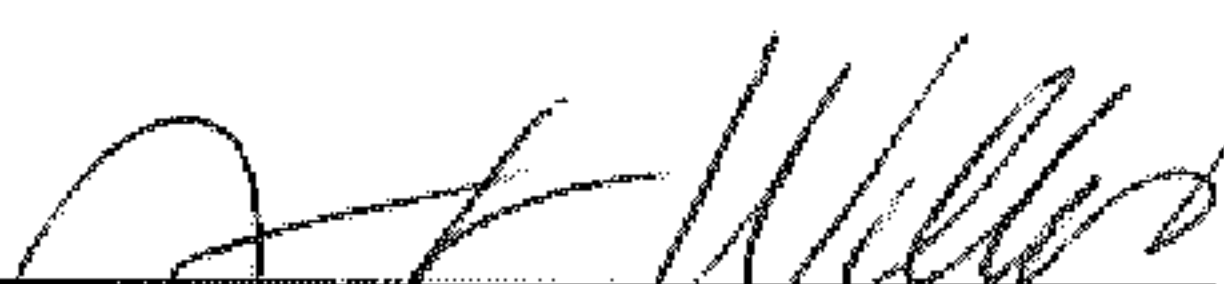
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

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

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 25th day of November, 2020.

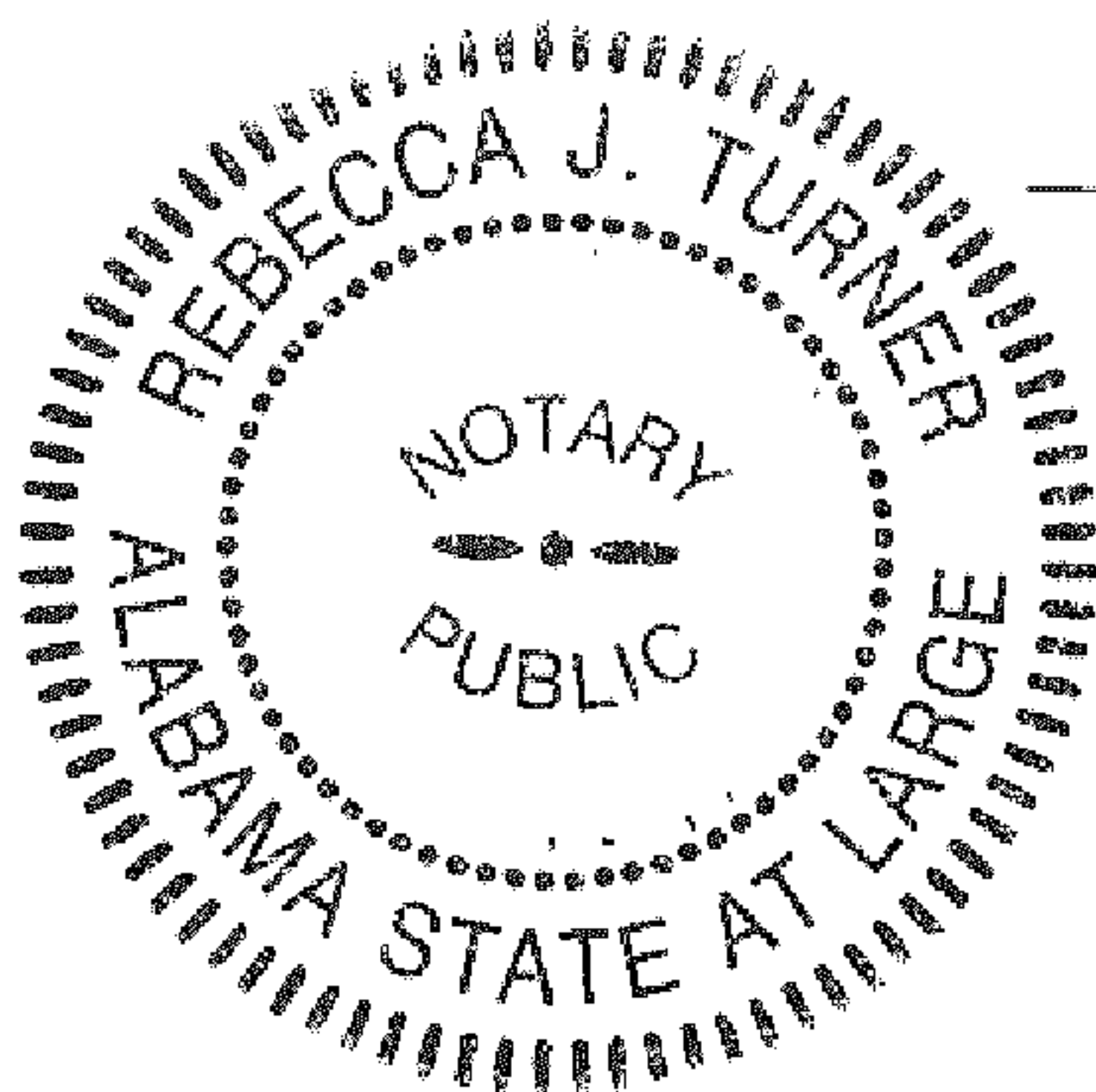
  
\_\_\_\_\_  
Matt Willis (Seal)

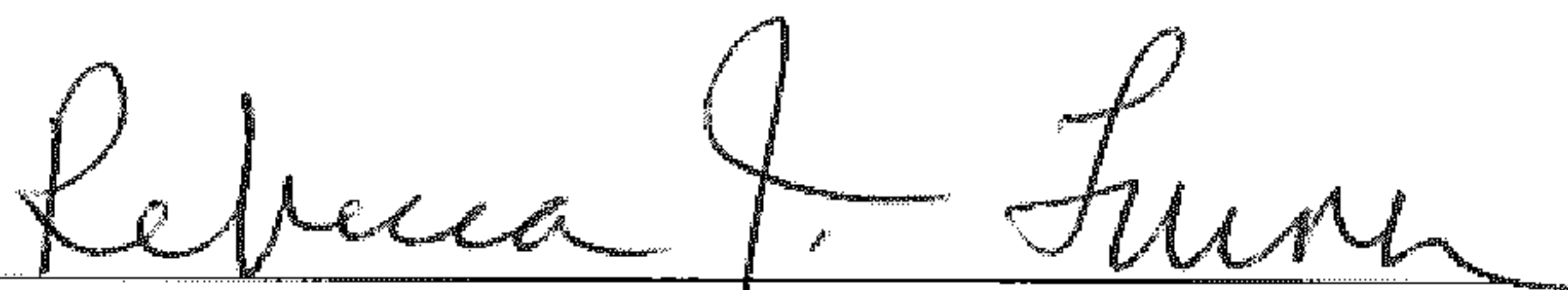
  
\_\_\_\_\_  
Jennifer Willis (Seal)

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matt Willis and spouse, Jennifer Willis**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

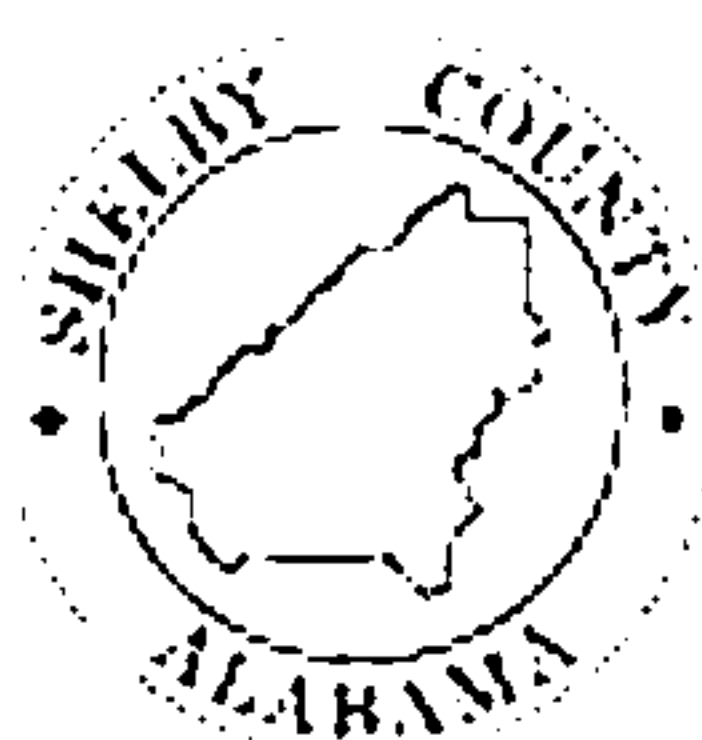
Given under my hand and official seal, this 25th day of November, 2020.



  
\_\_\_\_\_  
Notary Public Rebecca J. Turner  
My Commission Expires: 12/26/2022

**Grantors' Mailing Address:**

116 Bent Creek Drive  
Chelsea, AL 35043



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/07/2020 09:00:46 AM  
\$80.00 CHARITY  
20201207000557380

