

20201218000581570
12/18/2020 09:03:06 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Ronald Goertz Jr. and Susan H. Geortz
20 Nolen Street
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001749

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Thirty Five Thousand and 00/100 Dollars (\$435,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Town Builders Inc**, a/an Alabama Corporation, whose address is 1 Mt Laurel Ave, Ste 205 Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Ronald Goertz Jr. and Susan H. Geortz**, (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 **Ronald Goertz Jr. and Susan H. Geortz**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 20 Nolen Street, Birmingham, AL 35242, to-wit:

Lot 18-05, according to the survey of Mt Laurel-Phase III, as recorded in Map Book 34, Page 137, 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 \$391,500.00 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 itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Town Builders Inc, by Nick Dawson, as Secretary, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 16th day of December, 2020.

Town Builders Inc

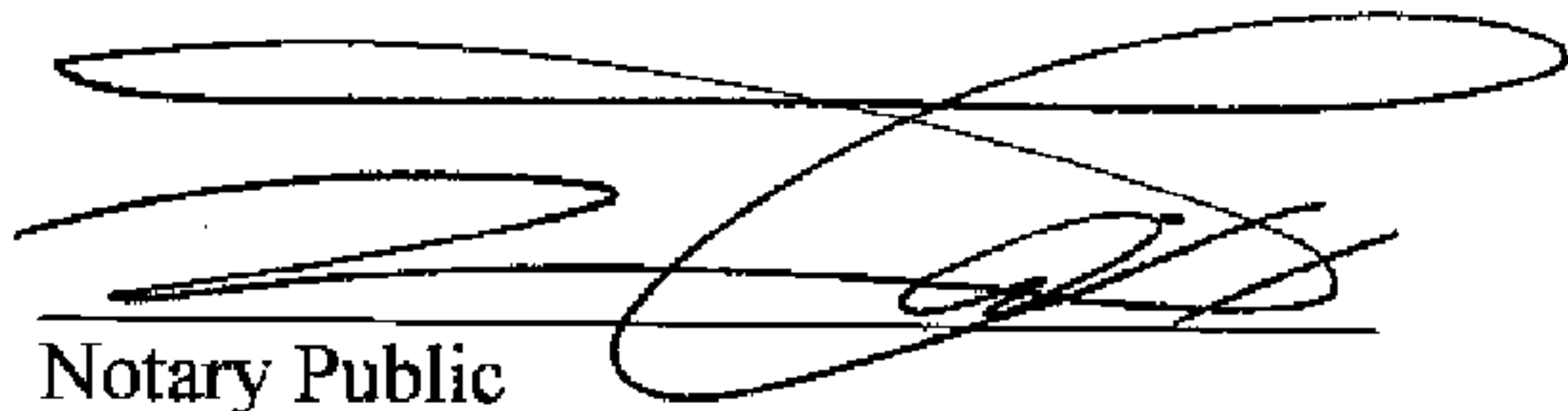


By: Nick Dawson
Its: Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nick Dawson, as Secretary of Town Builders Inc, a/an Alabama Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 16th day of December, 2020.


Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2020 09:03:06 AM
\$68.50 CHERRY
20201218000581570

Allen S. Bayl