

20201223000591450
12/23/2020 03:37:18 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Mark McDonald
6979 Hwy 55
Wilsonville, AL 35186

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001676

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Estate of Luther Eugene Hatcher, deceased, Shelby County Probate Case No. PR-2014-000616**, as joint tenants with right of survivorship, whose address is 6975 Hwy 55, Westover, AL 35186 (hereinafter "Grantor", whether one or more), by **Mark McDonald**, whose address is 6979 Hwy 55, Wilsonville, AL 35186, (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 6979 HWY 55, Wilsonville, AL 35186**, to-wit:

Lots 1A and 1B, according to a Resubdivision of Lots 1 and 2 of Hickor-Nut Hills, as recorded in Map Book 50, Page 34, in the Probate Office of Shelby County, Alabama.

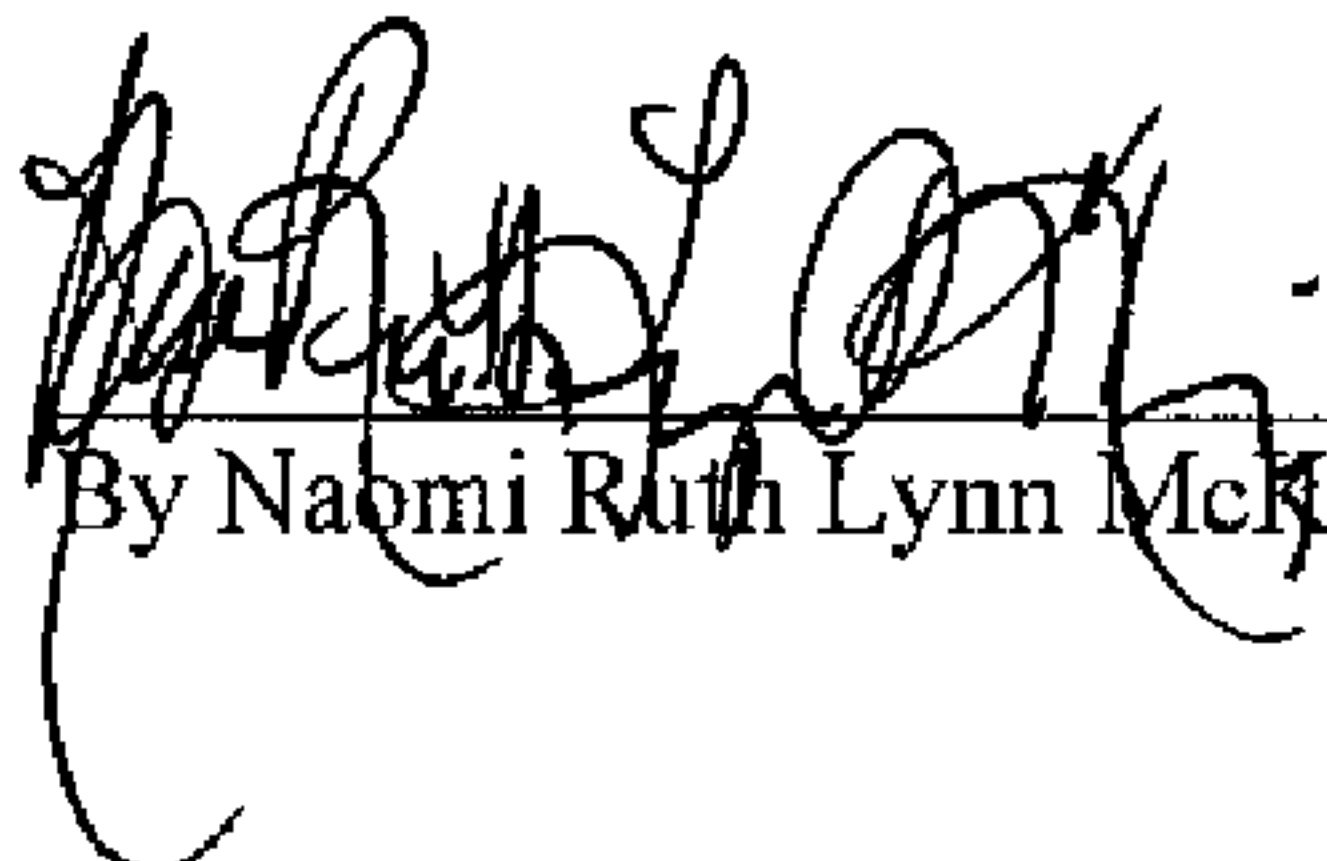
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$247,000.00 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 December, 2020.

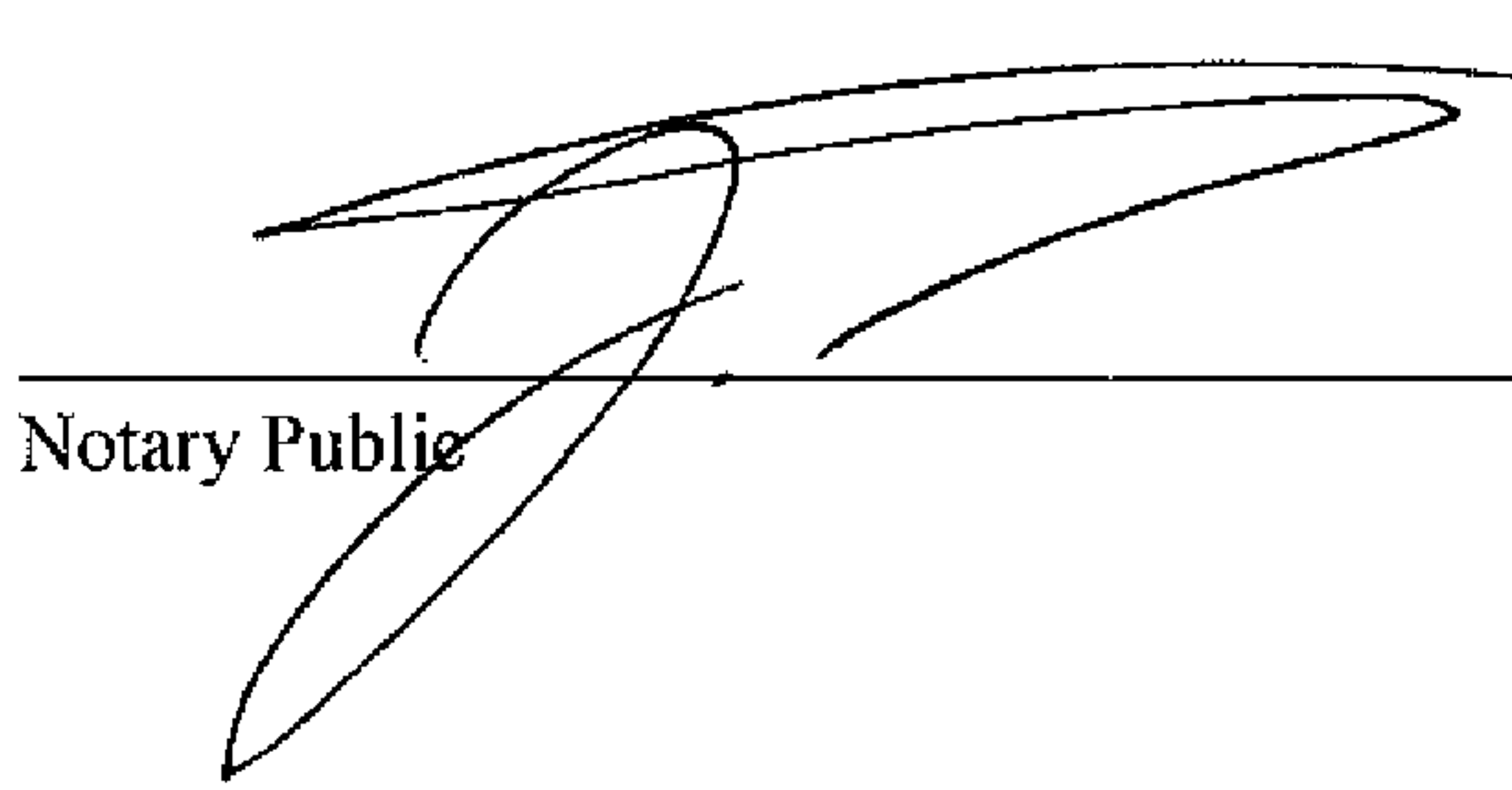
Estate of Luther Eugene Hatcher, deceased, Shelby County Probate Case No. PR-2014-000616

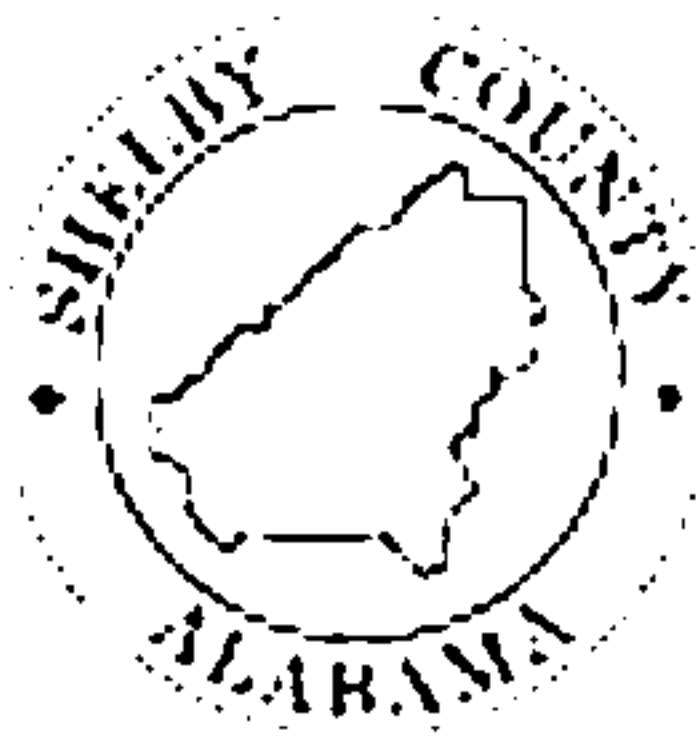
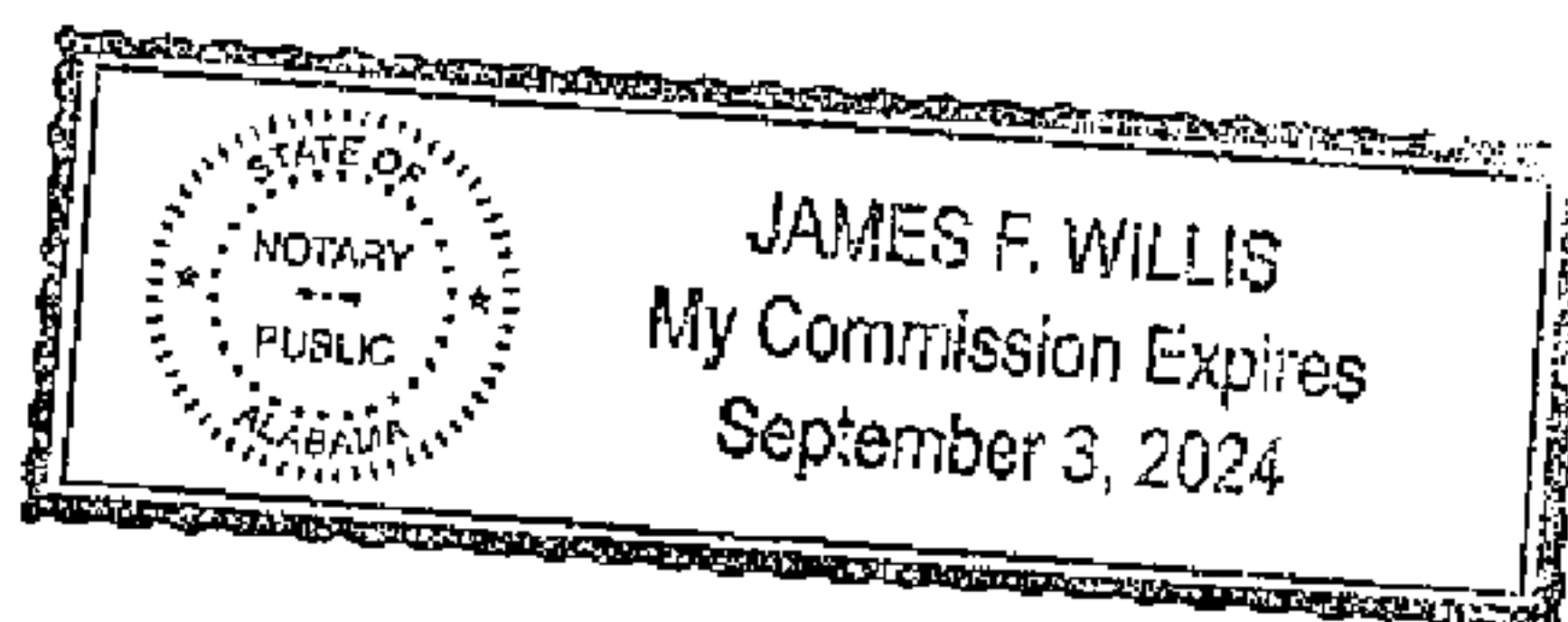

By Naomi Ruth Lynn McKinney, Devisee

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Naomi Ruth Lynn McKinney, Devisee for Estate of Luther Eugene Hatcher, deceased, Shelby County Probate Case No. PR-2014-000616 , whose name 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 ,she , in her capacity as devisee with full authority, executed the same voluntarily for the Estate of Luther Eugene Hatcher, deceased, Shelby County Probate Case No. PR-2014-000616 on the day the same bears date.

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


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2020 03:37:18 PM
\$38.00 CHERRY
20201223000591450

Allen S. Bayl