

This instrument was prepared by:
William H. Halbrooks, Attorney
1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Taylor Properties, LLC
2701 ~~Crandall~~ Court
Birmingham, AL 35243
Property Address: 1373 Inverness Cove Drive
Hoover, AL 35242

WARRANTY DEED
STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Six Thousand and No/100 ---
----- (\$246,000.00) Dollars
(as evidenced by closing statement)
to the undersigned grantor (whether one or more), in hand paid by the
grantee herein, the receipt whereof is acknowledged, I/we,
Richard G. Bartelt and Bonnie L. Bartelt, Trustees under the
Bartelt Living Trust, dated December 9, 2014
(whose address is: 664 Preserve Way, Hoover, AL 35226)
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
Taylor Properties, LLC
(whose address is: 2701 ~~Crandall~~ Court, Birmingham, AL 35243)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

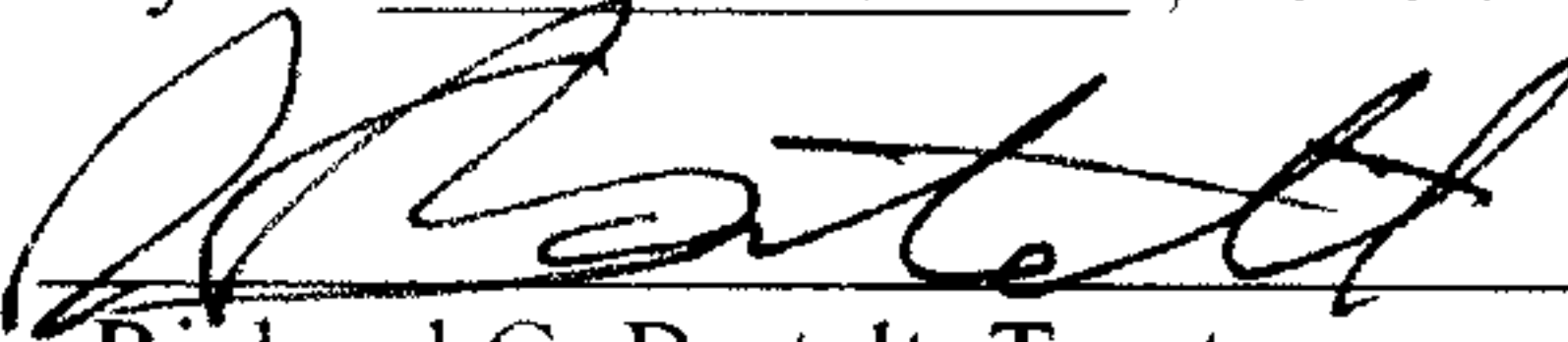
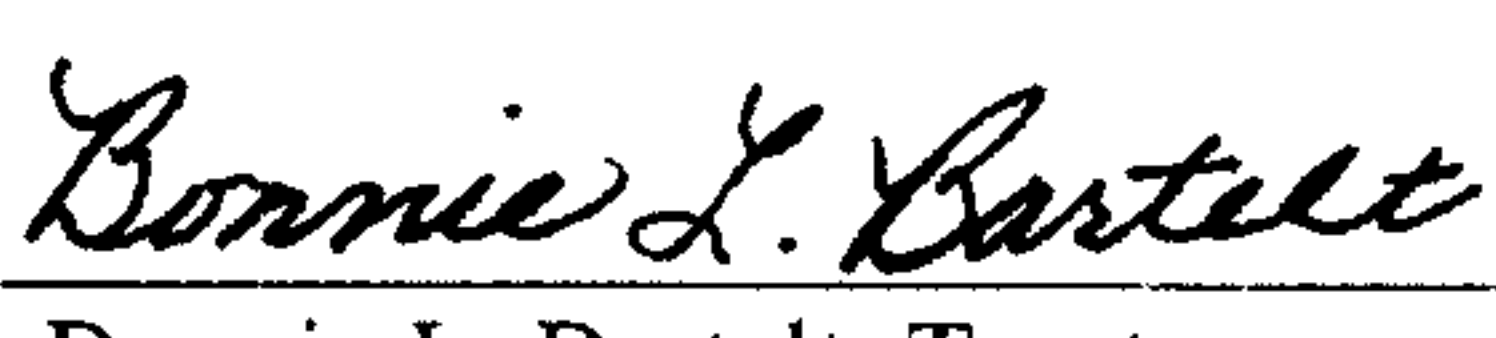
Lot 134A, according to the Final Plat of the Residential Subdivision Inverness Cove
Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the
Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, its successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we)
will and my (our) heirs, executors and administrators shall warrant and defend the same to the
said GRANTEES, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 29th
day of December, 2020.


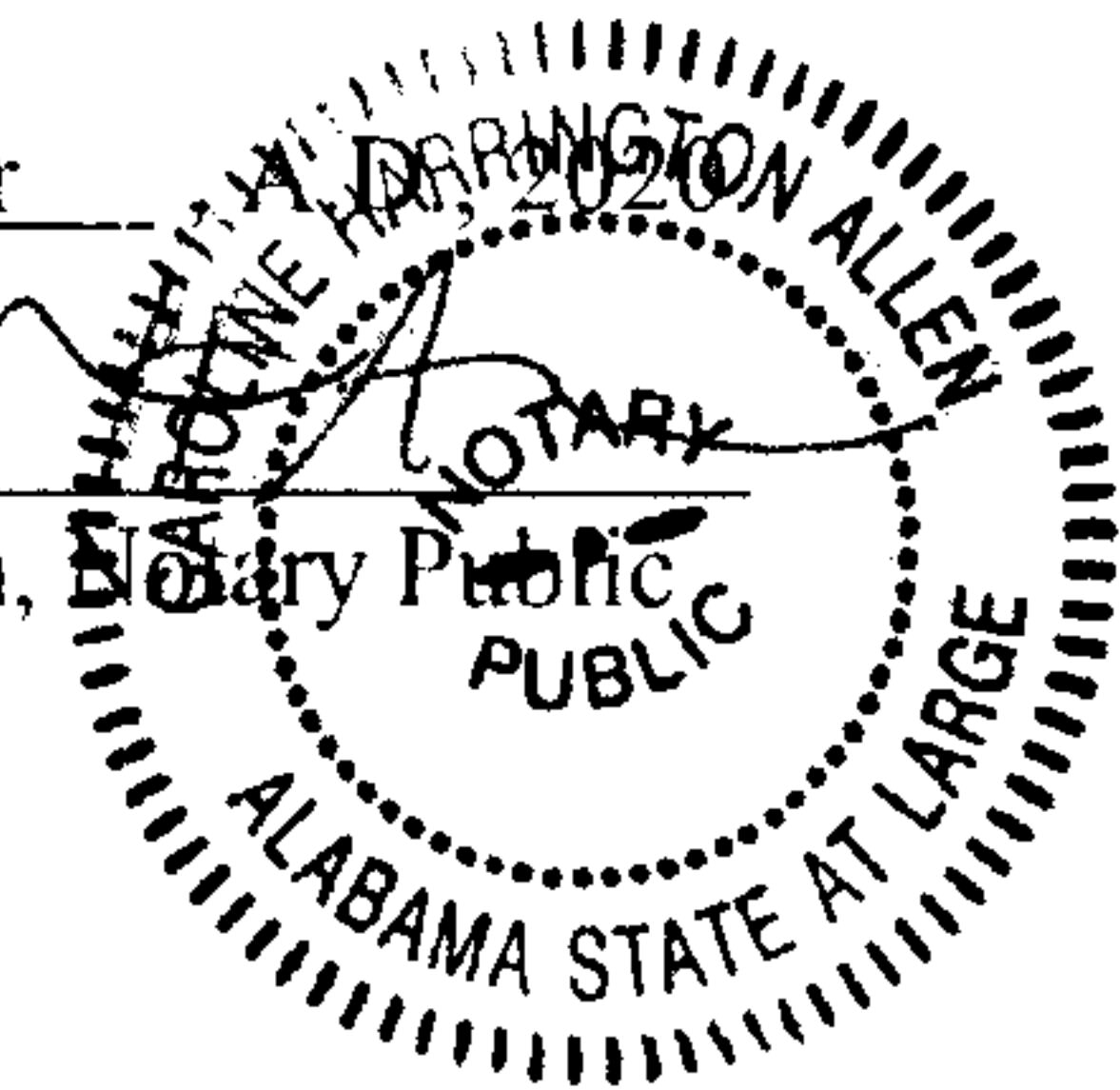
 (Seal)  (Seal)
Richard G. Bartelt, Trustee Bonnie L. Bartelt, Trustee

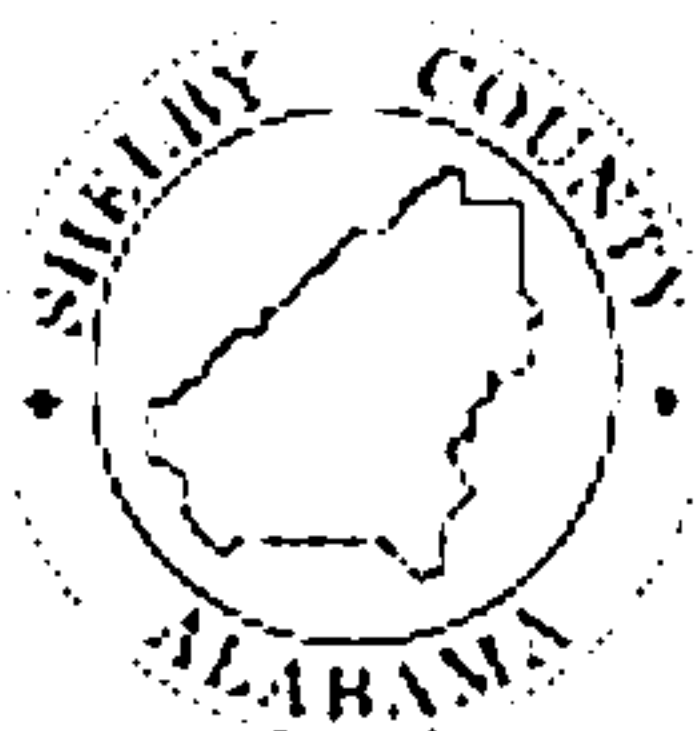
STATE OF ALABAMA)
)
) Representative Acknowledgment
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Richard G. Bartelt and Bonnie L. Bartelt whose name(s) as Trustees for/of
the Bartelt Living Rust, dated December 9, 2014
is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me
on this day that, being informed of the contents of the conveyance, he, in his capacity as
such Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December

My Commission Expires: 9/22/21


Caroline Harrington Allen, Notary Public




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2020 02:51:11 PM
\$269.00 CHARITY
20201229000597230

