

20210125000038290
01/25/2021 08:48:58 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Shannon Gafford and Eleanor Gafford
3012 Cross Grove Ln
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001894

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Forty Three Thousand and 00/100 Dollars (\$343,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Daryl C. McGee and Tamara McGee , a married couple**, whose address is 216 Shore Front Ln, Wilsonville, AL 35186 (hereinafter "Grantor", whether one or more), by **Shannon V. Gafford and Eleanor Gafford**, (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 **Shannon V. Gafford and Eleanor Gafford , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **3012 Cross Grove Ln, Birmingham, AL 35242**, to-wit:

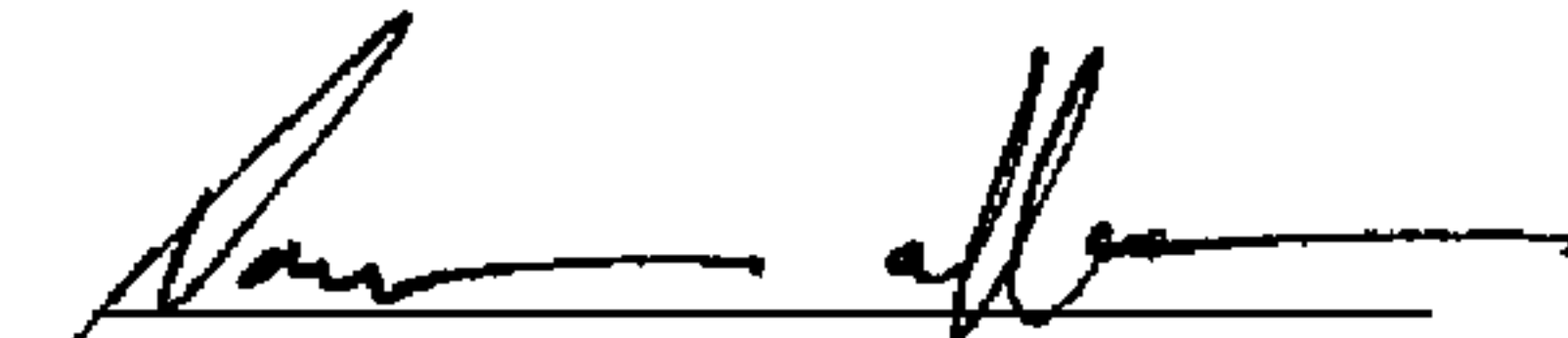
Lot 32, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, page 174, in the Probate Office of Shelby County, Alabama, Birmingham Division.

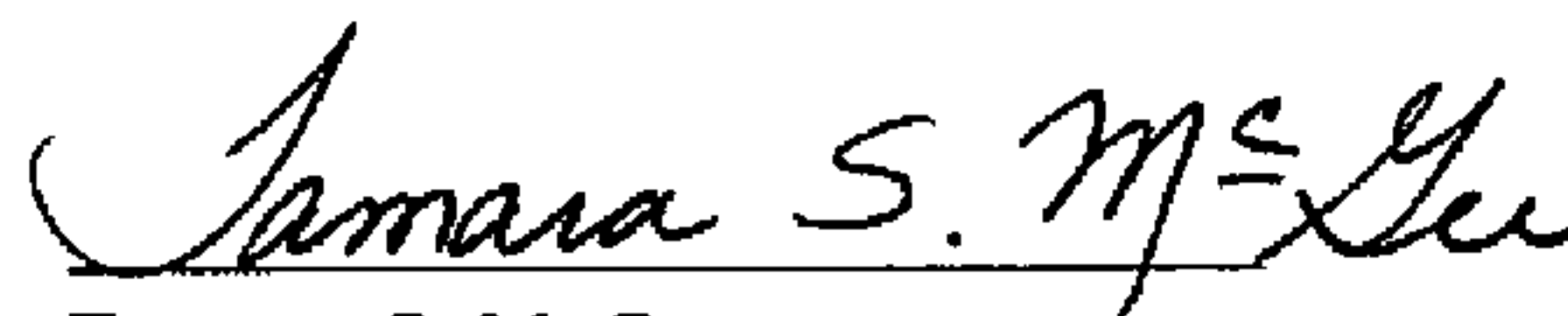
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$314,102.00 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(s), Daryl McGee and Tamara McGee have hereunto set their signature(s) and seal(s) on January 20, 2021.

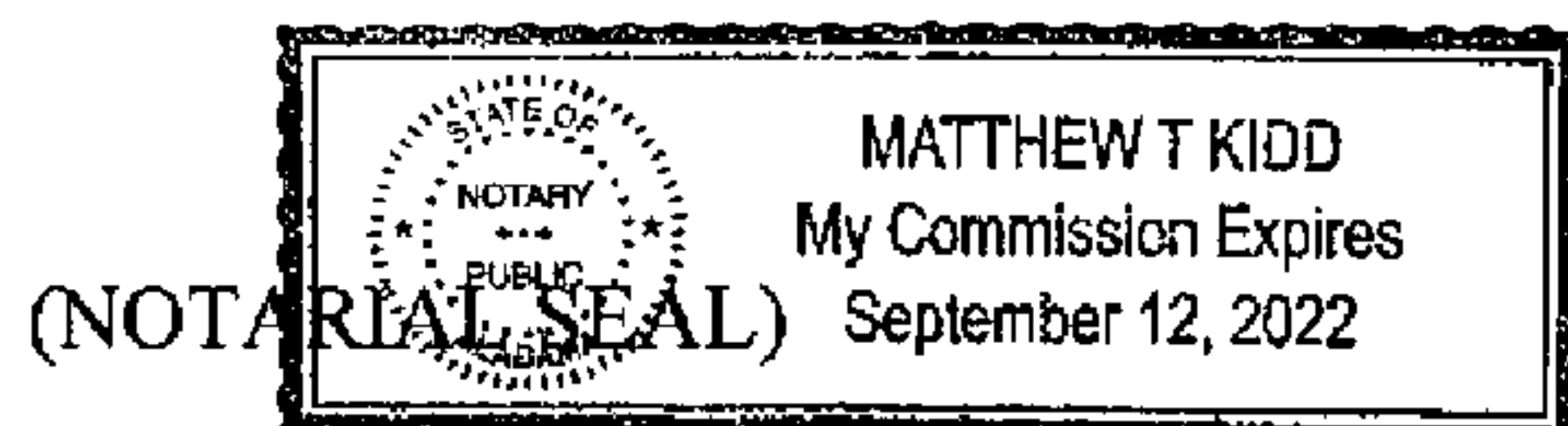

Daryl C. McGee

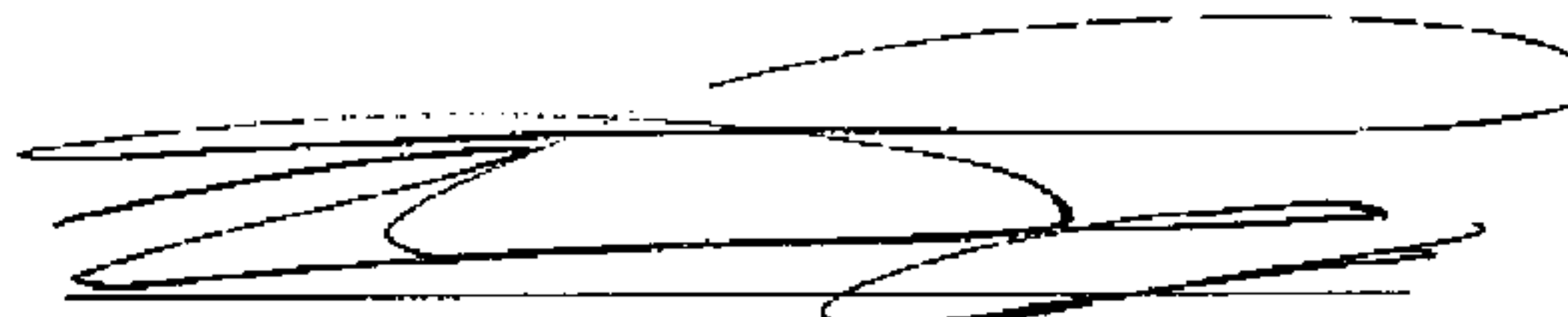

Tamara S. McGee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daryl C. McGee and Tamara S. McGee, 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 20th day of January, 2021.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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