

Send tax notice to:
FEKISHA V GUYTON
1324 INVERNESS COVE DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021096

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ANGELA BIRDWELL F/K/A ANGELA BIRDWELL MCDEARIS, A SINGLE INDIVIDUAL** whose mailing address is: 6010 Blue Bird Ln, Leeds, AL 35094 (hereinafter referred to as "Grantors") by **FEKISHA V GUYTON** whose property address is: **1324 INVERNESS COVE DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 169A, 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:

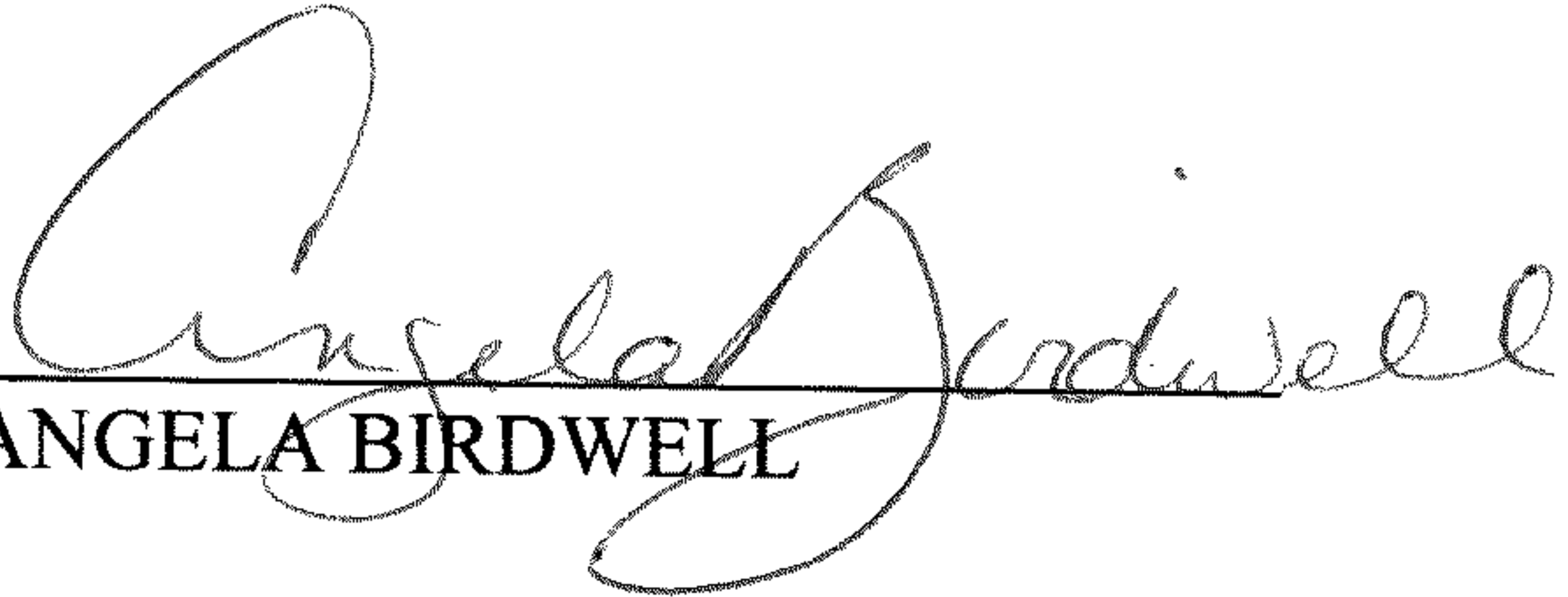
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2005-39659.
5. Easement to Alabama Power Company recorded in Inst. No. 2005-563550; Volume 365, Page 785; Volume 365, Page 819 and Inst. No. 1994-34517.
6. Easement to City of Hoover recorded in Inst. No. 1998-24499 and Volume 3665,871.

\$142,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


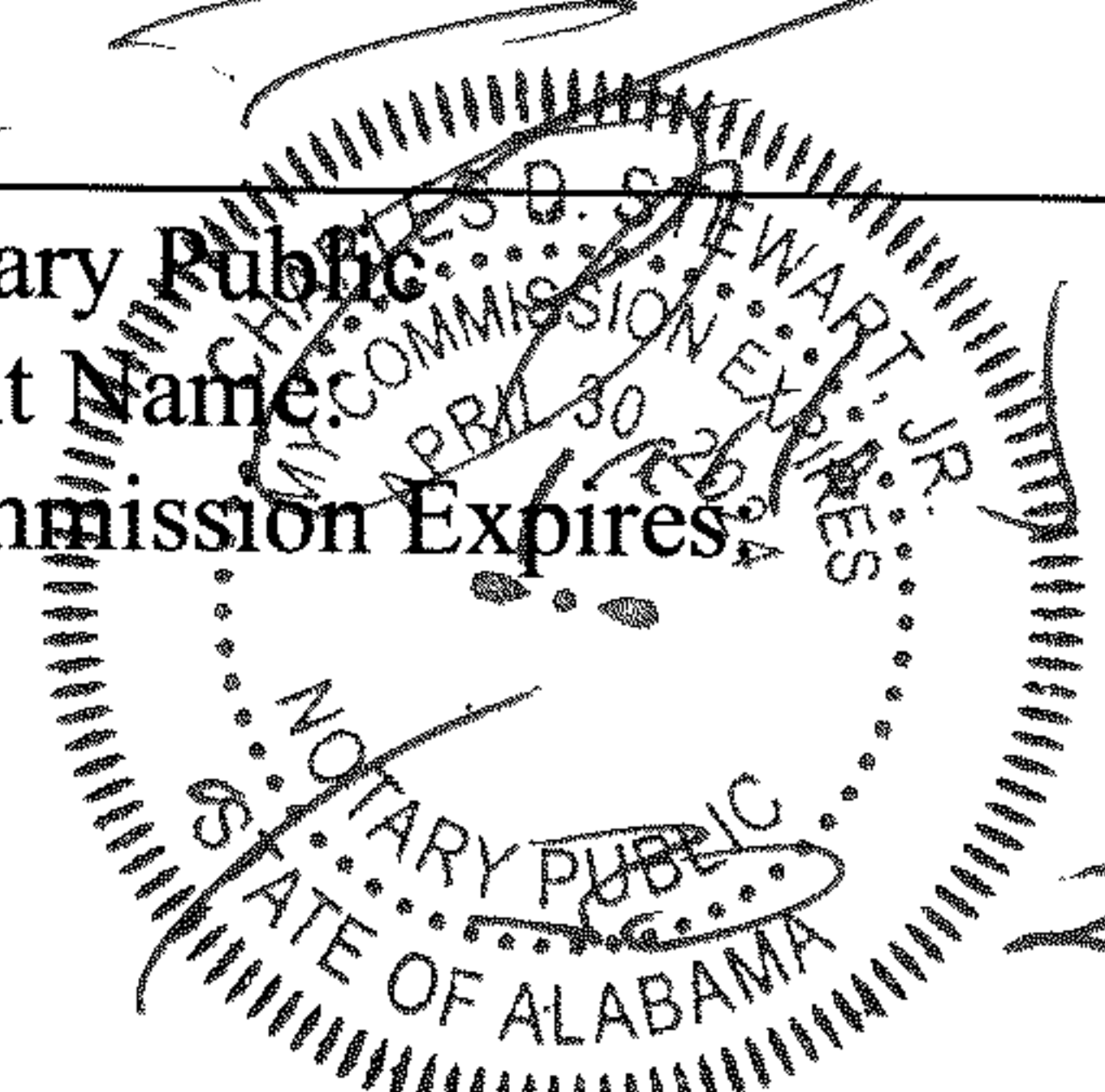
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25 day of February, 2021.

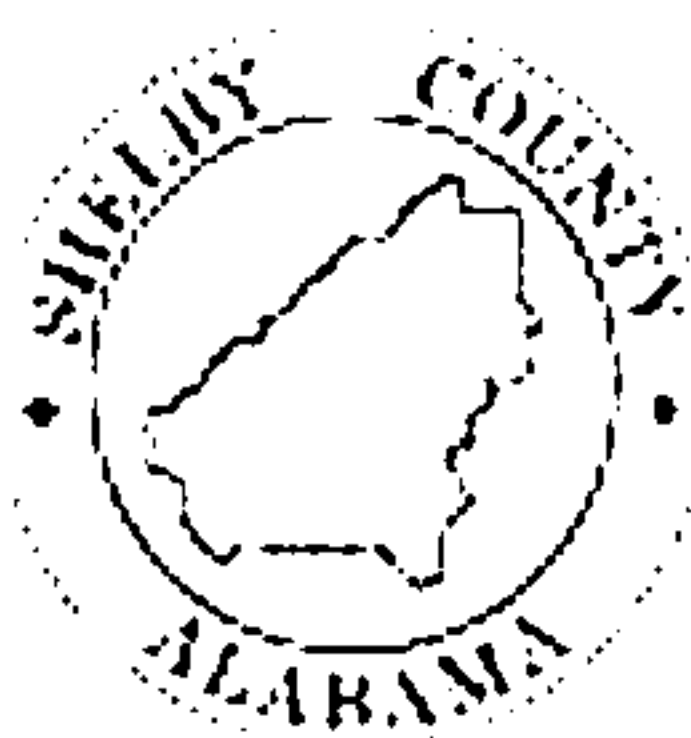

ANGELA BIRDWELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGELA BIRDWELL 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 25 day of February, 2021.


Notary Public
Print Name: James D. Stewart, Jr.
Commission Expires: 03/01/2021
 24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 01:22:01 PM
\$167.50 CHERRY
20210301000101980

