

Send Tax Notice to:

20210325000150690
03/25/2021 03:13:26 PM
DEEDS 1/2

Edward Michael Bateh

5125 Weatherford Dr
Birmingham AL 35242

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Christina M. Greene, a single woman** (herein referred to as grantor, whether one or more) whose mailing address is 5000 Mountain View Pkwy Bham, AL 35244 grant, bargain, sell and convey unto **Edward Michael Bateh** herein referred to as grantees) whose mailing address 5125 Weatherford Dr Bham , , together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **5125 Weatherford Drive, Birmingham, AL 35242** to wit:

Lot 10, in Block 11, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$351,500.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

To Have and To Hold to the said grantees,. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all persons.

Ed. Bateh IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24 day of March 2021

Christina M. Greene
Christina M. Greene

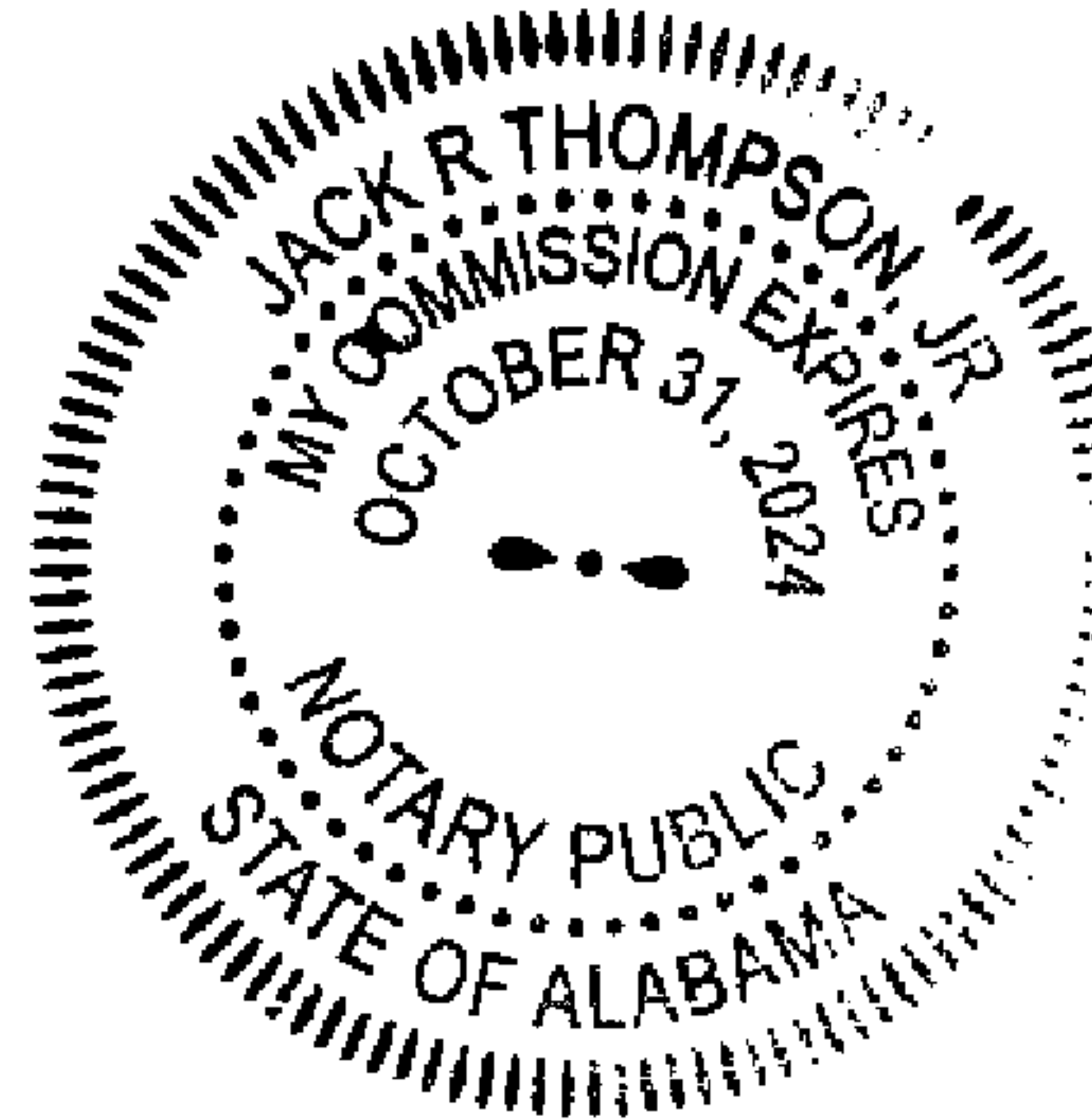
STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Christina M. Greene whose name(s) 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 this conveyance, he/she/they executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 24th day of March, 2021

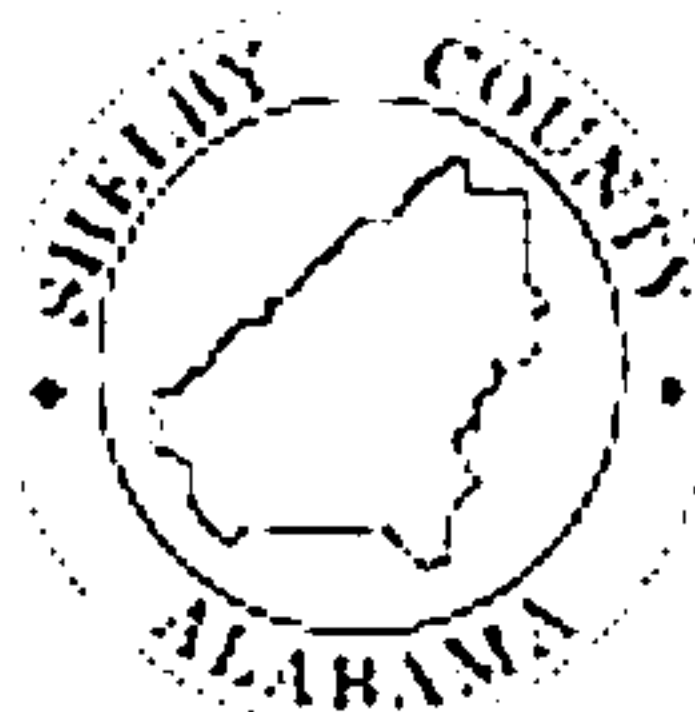
My Commission Expires 10/31/2024
[Signature]
Notary Public



(SEAL)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

ATB 2238



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2021 03:13:26 PM
\$43.50 CHARITY
20210325000150690

Allie S. Bayl