

Send tax notice to:

Vivian Peacock

6045 Terrace Hills Dr.
Birmingham, AL 35242
CHL2100117

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Nine Thousand, Five Hundred and 00/100 Dollars (\$249,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **Lois Burns**, a single woman, whose mailing address is: 6328 Farley Lane, Apt 213, Birmingham, AL 35242 (hereinafter referred to as "Grantor") to **Vivian Peacock**, (hereinafter referred to as "Grantee"), 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 Jefferson County, Alabama, to-wit:

Lot 43, according to the Survey of Final record plat of Greystone Farms, Terrace Hills Sector, as recorded in Map Book 24 Page 54, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

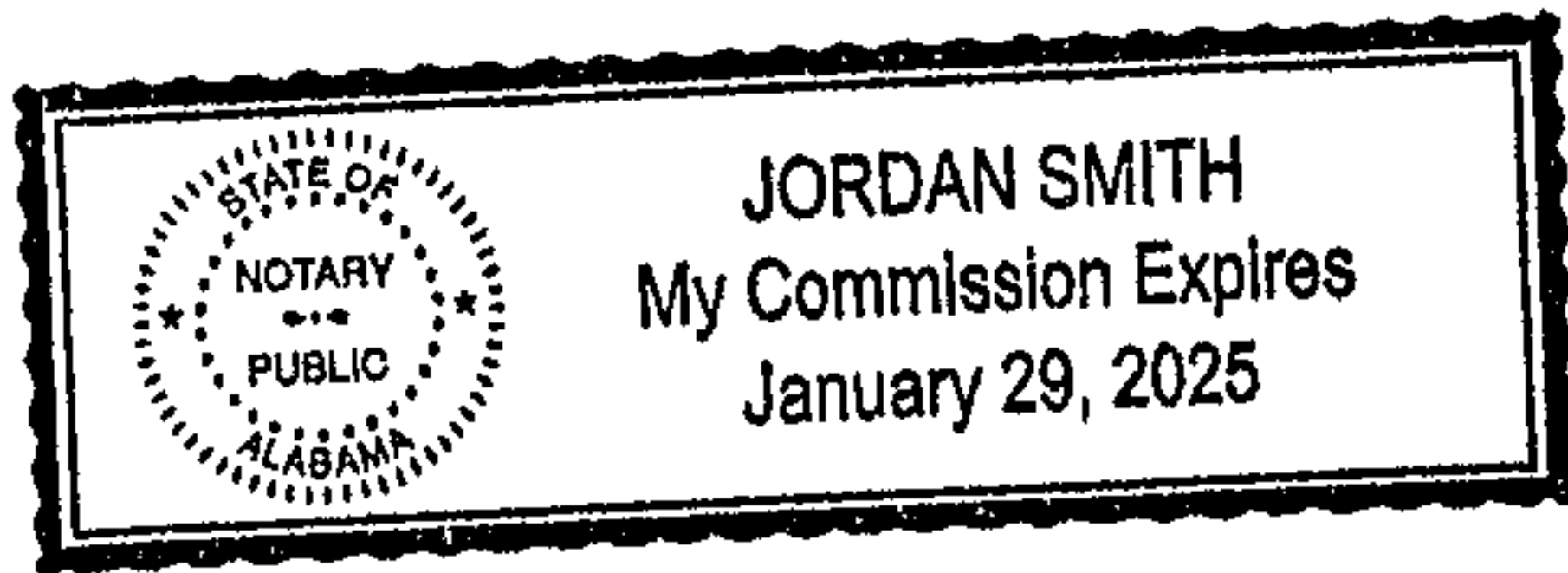
IN WITNESS WHEREOF, Grantor, **Lois Burns acting by and through Lesa P. Hill as Attorney-in-Fact**, who has authorized to execute this conveyance, have caused this conveyance to be executed on this the 5 day of April, 2021.

Lois Burns by Lesa P. Hill, as
Lois Burns *Attorney-in-Fact*
by Lesa P. Hill, as Attorney-in-Fact

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lesa P. Hill, whose name as Attorney-in-Fact for Lois Burns, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, she, individually and in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of April, 2021.



(NOTARIAL SEAL)

Notary Public

Print Name: *Jordan Smith*

Commission Expires: *1/29/25*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2021 08:45:40 AM
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Allen S. Bayl