

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Stephen R. Kendrick and Gwen Vinzant
Lot 10-A Bridgelake Drive
Hoover, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-One Thousand Eight Hundred Seventy-Five And No/100 Dollars (\$121,875.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Paul L. Tucker, Jr., a married person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Stephen R. Kendrick and Gwen W. Vinzant (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Part of Lot 10-A, resurvey of Lots 10 & 11, Bridgelake Addition to Riverchase, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 19, Page 51, and being more particularly described as follows:

From an existing iron rebar being the most easterly corner of said Lot 10-A and being on the Northwest right of way line of Bridgelake Drive, run in a southwesterly direction along the Northwest right of way line of said Bridgelake Drive and along the Southeast line of said Lot 10-A for a distance of 6.91 feet to an existing iron rebar being the point of beginning; thence continue in a southwesterly direction along said Southeast line of said Lot 10-A and along the Northwest right of way line of said Bridgelake Drive for a distance of 130.09 feet to an existing iron rebar being the most southerly corner of said Lot 10-A; thence turn an angle to the right of 90 degrees 28 minutes 21 seconds and run in a northwesterly direction along the southwest line of said Lot 10-A for a distance of 198.06 feet to an existing iron rebar; thence turn an angle to the left of 25 degrees 05 minutes 06 seconds and run in a northwesterly direction for a distance of 70.0 feet to an existing iron rebar set by Laurence D. Weygand and being the most westerly corner of said Lot 10-A; thence turn an angle to the right of 90 degrees and run in a northeasterly direction along the northwest line of said Lot 10-A for a distance of 100.0 feet to an existing iron rebar being the most northerly corner of said Lot 10-A; thence turn an angle to the right of 108 degrees 43 minutes 51 seconds and run in a southeasterly direction along the Northeast line of said Lot 10-A for a distance of 73.36 feet to an existing iron rebar; thence turn an angle to the right of 11 degrees 37 minutes 22 seconds and run in a southeasterly direction for a distance of 31.38 feet to an existing iron rebar; thence turn an angle to the left of 42 degrees 08 minutes 19 seconds and run in a southeasterly direction for a distance of 67.02 feet to an existing iron rebar; thence turn an angle to the right of 27 degrees 14 minutes 12 seconds and run in a southeasterly direction for a distance of 146.94 feet, more or less, to the point of beginning.

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.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 27 day of April, 2021.

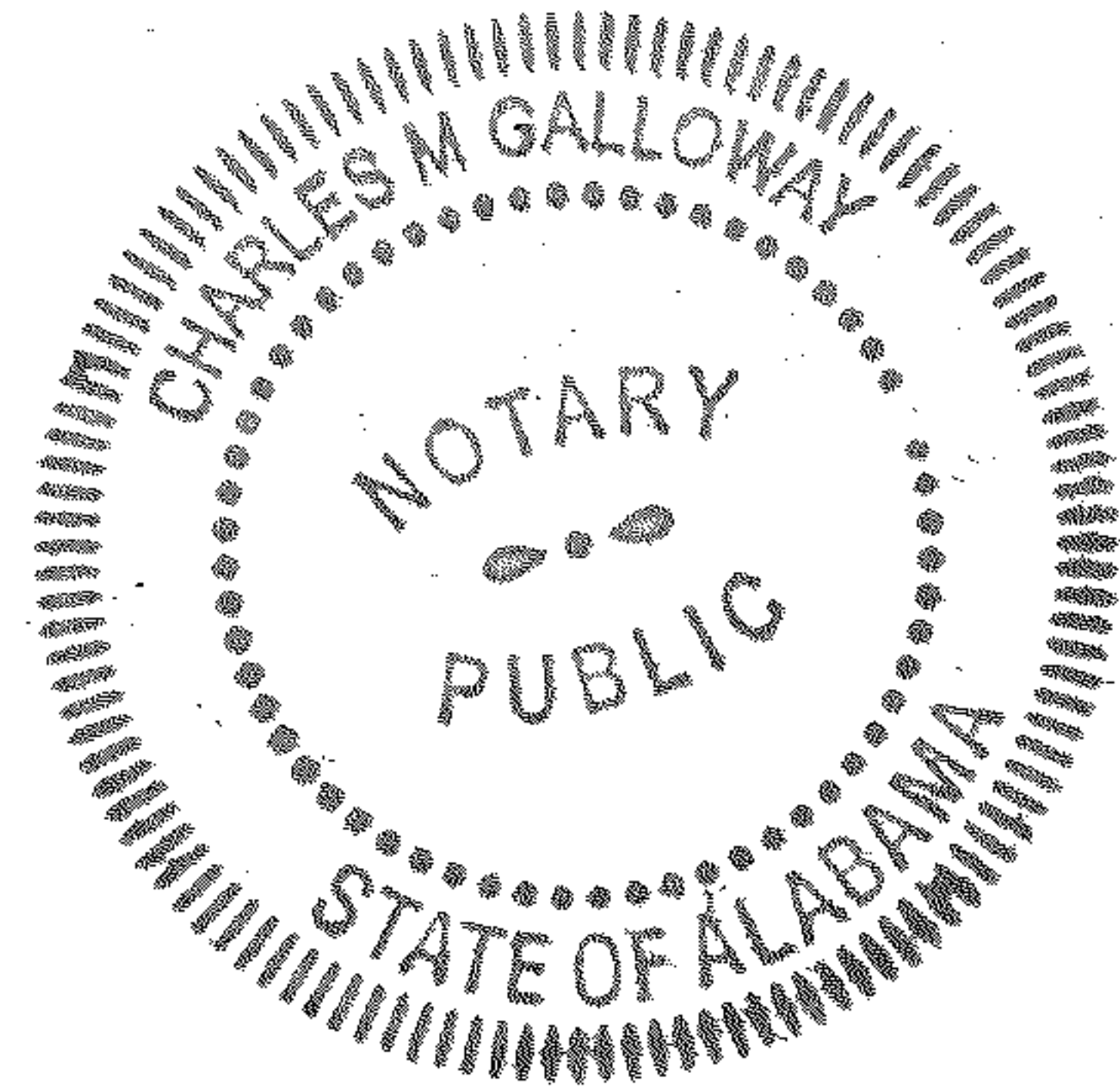
Paul L. Tucker, Jr.
Paul L. Tucker, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul L. Tucker, Jr. 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27 day of April, 2021.

Charles M. Galloway
Notary Public
My commission expires: 8-7-2022



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Paul L. Tucker, Jr.	Grantee's Name	Stephen R. Kendrick and Gwen W. Vinzant
Mailing Address	Lot 10-A Bridgelake Drive Hoover, AL 35244	Mailing Address	Lot 10-A Bridgelake Drive Hoover, AL 35244
Property Address	Lot 10-A Bridgelake Drive Hoover, AL 35244	Date of Sale	April 27, 2021
		Total Purchase Price	\$121,875.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Paul L. Tucker, Jr., Lot 10-A Bridgelake Drive, Hoover, AL 35244.

Grantee's name and mailing address - Stephen R. Kendrick and Gwen W. Vinzant, Lot 10-A Bridgelake Drive, Hoover, AL 35244.

Property address - Lot 10-A Bridgelake Drive, Hoover, AL 35244

Date of Sale - April 27, 2021.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: April 27, 2021

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/29/2021 10:31:39 AM
 \$150.00 JOANN
 20210429000212540

Allen S. Bayl