

Send Tax Notice to:

Mark Purser
1178 Inverness Cove Way

Hoover, AL 35242

20210510000231270
05/10/2021 02:05:01 PM
DEEDS 1/2

[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 **Two Hundred Sixty One Thousand and 00/100 Dollars (\$261,000.00)** 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 grantees herein, the receipt where is acknowledged. I or we, **Mary Grace Smith Corbett, a/k/a Mary Grace Smith and husband Josh Corbett** (herein referred to as grantor, whether one or more) whose mailing address is **4824 Shady Waters Lane, Birmingham, AL 35243** grant, bargain, sell and convey unto **Mark Purser** (herein referred to as grantees) whose mailing address **1178 Inverness Cove Way, Hoover, AL 35242**, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **1178 Inverness Cove Way, Hoover, AL 35242** to wit:

Lot 63A, according to the Survey of Final Plat of Residential Subdivision of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A and B, 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.

\$247,950.00 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of

May, 2021

Mary Grace Smith Corbett

Mary Grace Smith Corbett, a/k/a Mary Grace Smith

Josh Corbett

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Mary Grace Smith Corbett, a/k/a Mary Grace Smith and Josh Corbett 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 7 day of May, 2021

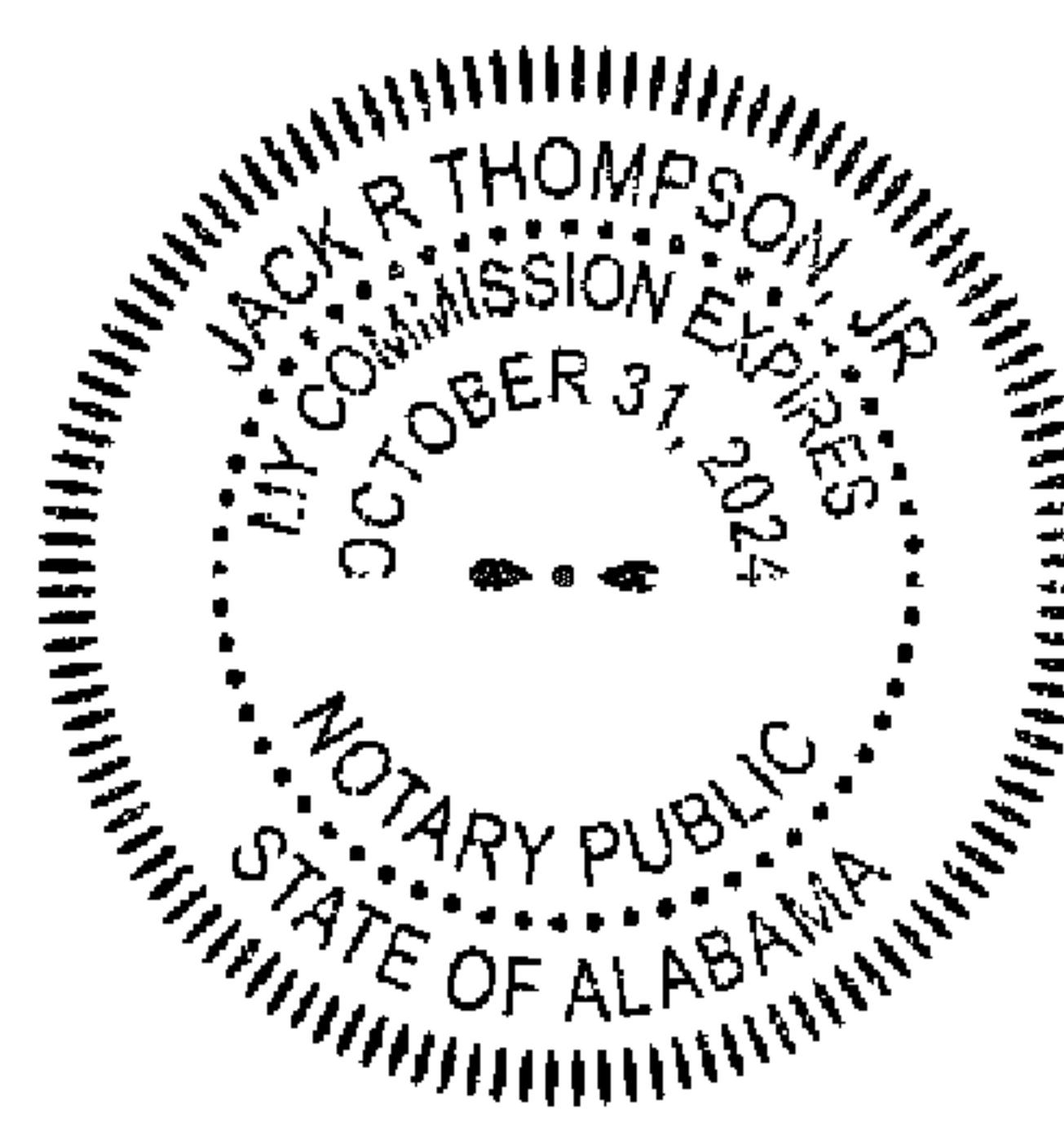
My Commission Expires: 10/31/2024

Jack R. Thompson, Jr.
Notary Public

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 2341



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2021 02:05:01 PM
\$38.50 CHERRY
20210510000231270

Allie S. Boyd