

SEND TAX NOTICE TO:

Danielle Mayer Adams and Mark Sanborn Adams
5052 Little Turtle Dr.
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100177

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tracey Dobbs f/k/a Tracey Lee and Jeffrey Dobbs, wife and husband**, whose address is 2016 Little Ridge Circle, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Danielle Mayer Adams and Mark Sanborn Adams** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 5052 Little Turtle Dr., Birmingham, AL 35242, to-wit:**

Lot 7, Block 5, according to the Map or Survey of Lincoln Park, as recorded in Map Book 3, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama.

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. Mining and mineral rights excepted.


Subject to a third-party mortgage in the amount of \$260,000.00 executed and recorded simultaneously herewith.

Tracey Lee and Tracey Dobbs are one and the same person.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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, Grantor has set their signature and seal on this 7th day of May, 2021.

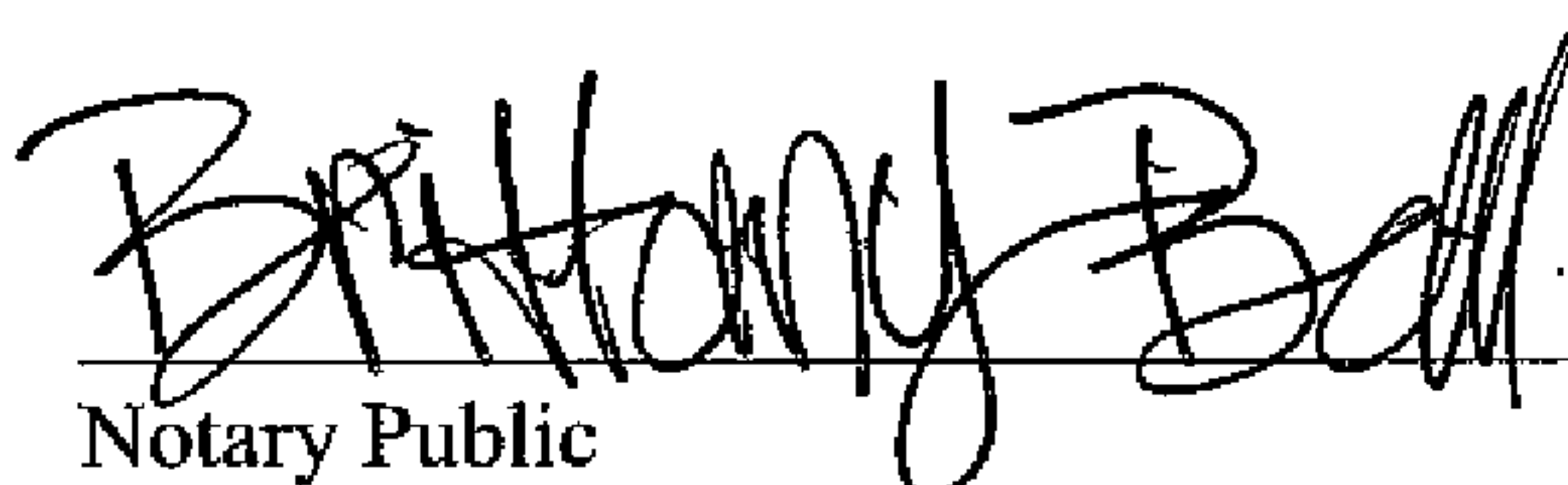

Tracey Dobbs f/k/a Tracey Lee

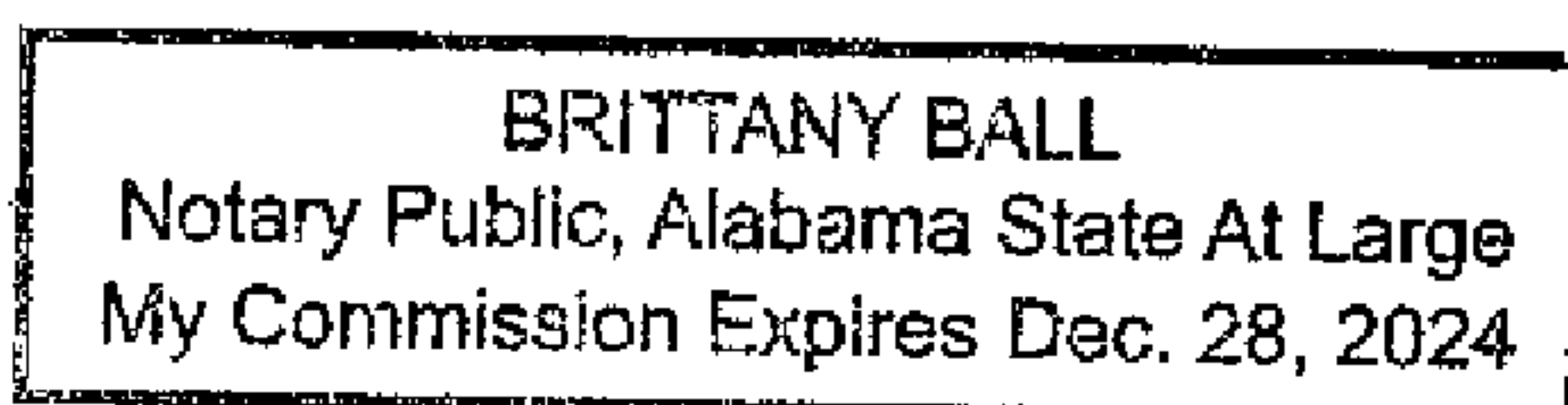

Jeffrey Dobbs

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Tracey Dobbs f/k/a Tracey Lee and Jeffrey Dobbs, 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 7th day of May, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/11/2021 09:05:13 AM
\$76.00 JOANN
20210511000232830

