

Send Tax Notice to:

20210603000272080
06/03/2021 11:20:46 AM
DEEDS 1/2

Amanda Updike
226 Jasmine Dr
Alabaster, AL 35007

[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 **One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00)** 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, **James S. Edwards and wife Beverly W. Edwards** (herein referred to as grantor, whether one or more) whose mailing address is 1102 Walnut Circle Alabaster, AL 35007 grant, bargain, sell and convey unto **Amanda Updike** herein referred to as grantees) whose mailing address 226 Jasmine Dr Alabaster AL, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **226 Jasmine Drive, Alabaster, AL 35007** to wit:

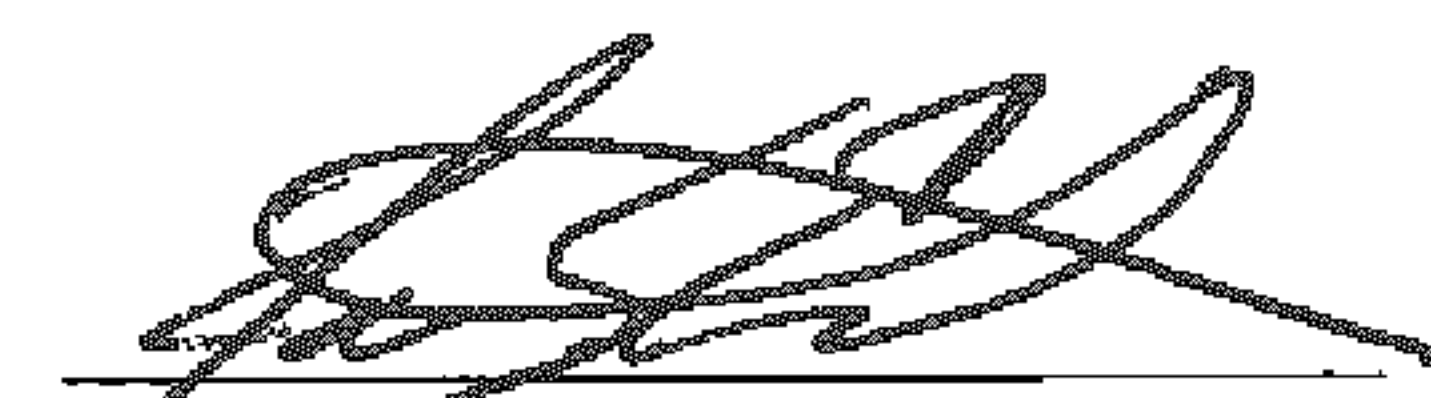
Lot 35, according to the Survey of The Meadows, Plat 2, as recorded in Map Book 20, Page 17, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama


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.

\$181,649.00 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 28 day of MAY, 2021


James S. Edwards

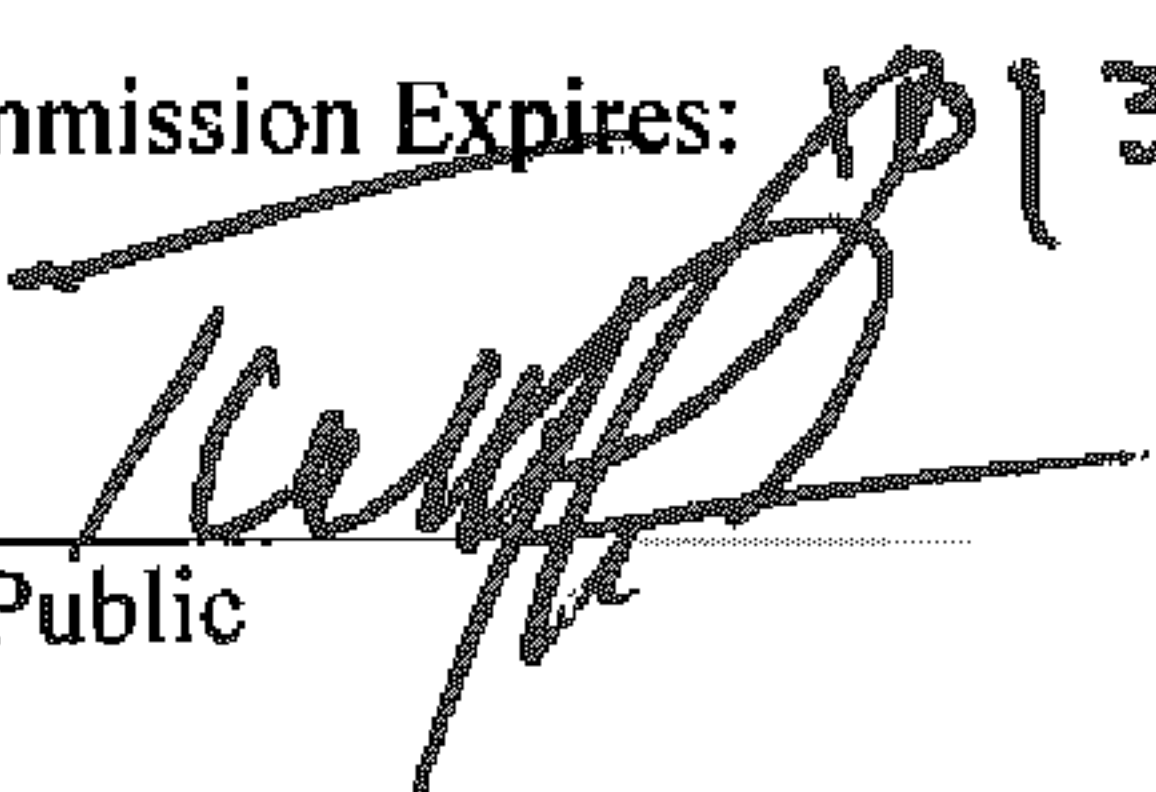

Beverly W. Edwards

STATE OF ALABAMA

JEFFERSON COUNTY

I Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **James S. Edwards and Beverly W. Edwards** 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 they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 28th day of MAY, 2021

My Commission Expires: 10/31/2024

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

ATFB 2276



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2021 11:20:46 AM
\$28.50 JOANN
20210603000272080

