

20210706000326640  
07/06/2021 02:42:53 PM  
DEEDS 1/1

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Patrick McCarthy  
310 Chateau Way  
Birmingham, AL 35242

### GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy Five Thousand Four Hundred Dollars and No Cents (\$375,400.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Michelaine Baker, formerly known as Michelaine Hart, and Russell C. Baker, a married couple, whose mailing address is:**

**310 Chateau Way, Birmingham, AL 35242**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Patrick McCarthy, whose mailing address is: 1422 Grand Reserve Dr., Pelham, AL 35124**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 310 Chateau Way, Birmingham, AL 35242** to-wit:

Lot 107, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

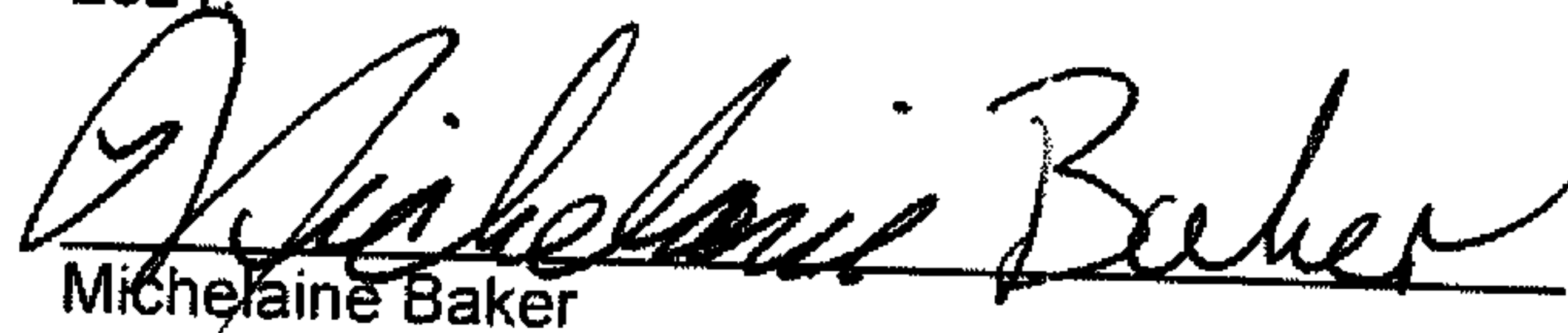
Subject to: All easements, restrictions and rights of way of record.

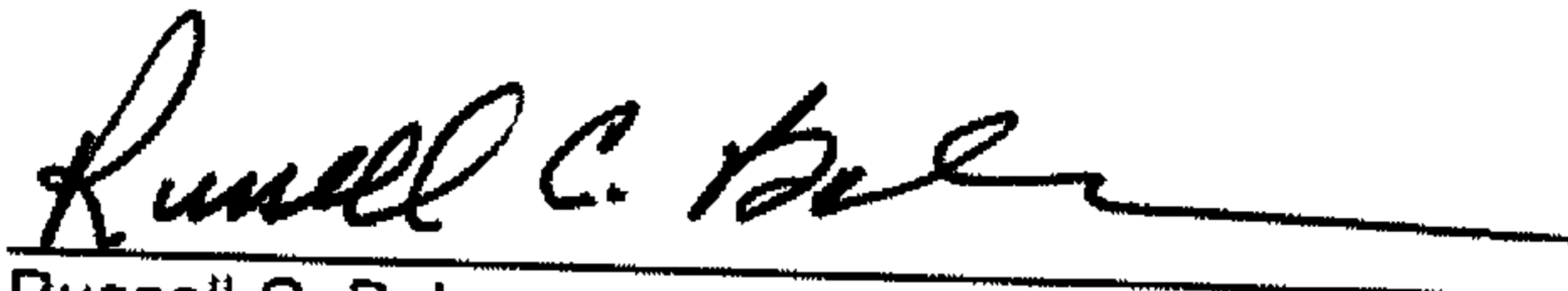
\$298,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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.

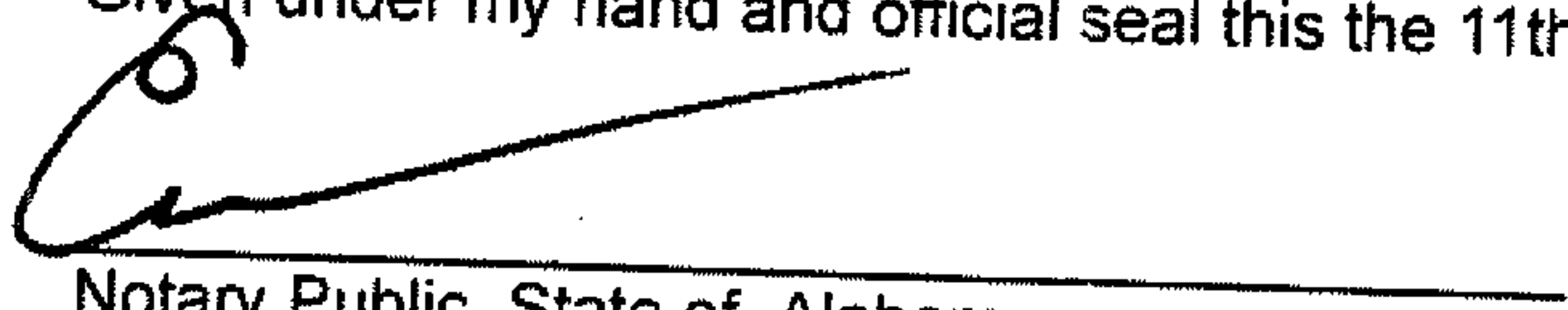
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 11th day of June, 2021.

  
Michelaine Baker

  
Russell C. Baker

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michelaine Baker and Russell C. Baker, whose name 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 has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 11th day of June, 2021.

  
Notary Public, State of Alabama  
Printed Name of Notary- C. Blake Dobbins  
My Commission Expires: Oct. 11th, 2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/06/2021 02:42:53 PM  
\$100.50 CHERRY  
20210706000326640

