

20210803000373820
08/03/2021 09:39:52 AM
DEEDS 1/2

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Robert Gorham
517 Beacon Pkwy W
Birmingham, AL 35209

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), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

The Robert M. and Tammi J. Kruse Trust Dated May 18, 2018

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Robert Gorham

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 16, according to the Survey of Bent River Estates, Phase 1, as recorded in Map Book 17, page 135, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantors do, for themselves, their successors and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 20TH day of JULY, 2021.

THE ROBERT M. AND TAMMI J. KRUSE TRUST DATED MAY 18, 2018

By: RM Kruse, TTE
Robert M. Kruse, Trustee

THE ROBERT M. AND TAMMI J. KRUSE TRUST DATED MAY 18, 2018

By: Tammi J Kruse, TTE
Tammi J Kruse, Trustee

STATE OF ~~ALABAMA~~ South Dakota)
COUNTY OF ~~JEFFERSON~~ Pennington)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Robert M. Kruse and Tammi J Kruse, whose name as Trustees for that trust named the Robert M. and Tammi J. Kruse Trust Dated May 18, 2018, are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they in his their capacity as such Trustees, and with full authority, executed the same voluntarily on the day the same bears date..

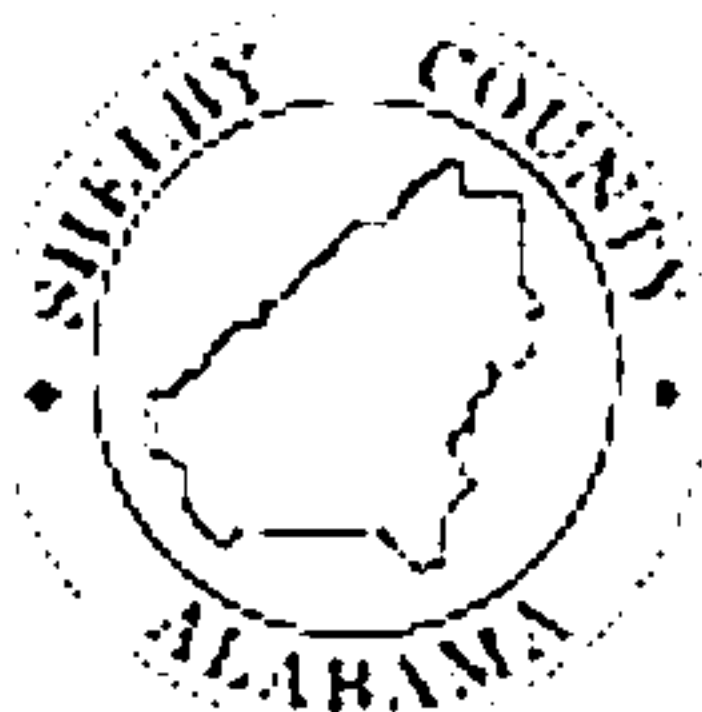
Given under my hand and seal this July 20, 2021.

My Commission Expires: 10/17/24

Brandy Alley
Notary Public

Grantor's Address: 5510 BERGLUND RD, RAPID CITY, SD 57701

Property Address: 1573 Bent River Cir Birmingham, AL 35216



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2021 09:39:52 AM
\$335.00 CHERRY
20210803000373820

Allen S. Bayl