

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2021-08-6405
Documentary Evidence: Sales Contract

Send Tax Notice To:

Thomas D. Barton
452 Sunset Lake Circle
Chelsea, AL 35043

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One **Hundred Thousand and 00/100 Dollars (\$100,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Billy R. Scurlock and spouse, Karen D. Scurlock**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Thomas D. Barton**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 2A, according to a Resurvey of Lot 1 of Chelsea Creek and Lot 1 of Helcombe Family Subdivision, as recorded in Map Book 54, page 84, in the Probate Office of Shelby County, Alabama.

Address of Property: 2229 Highway 36, Chelsea, AL 35043

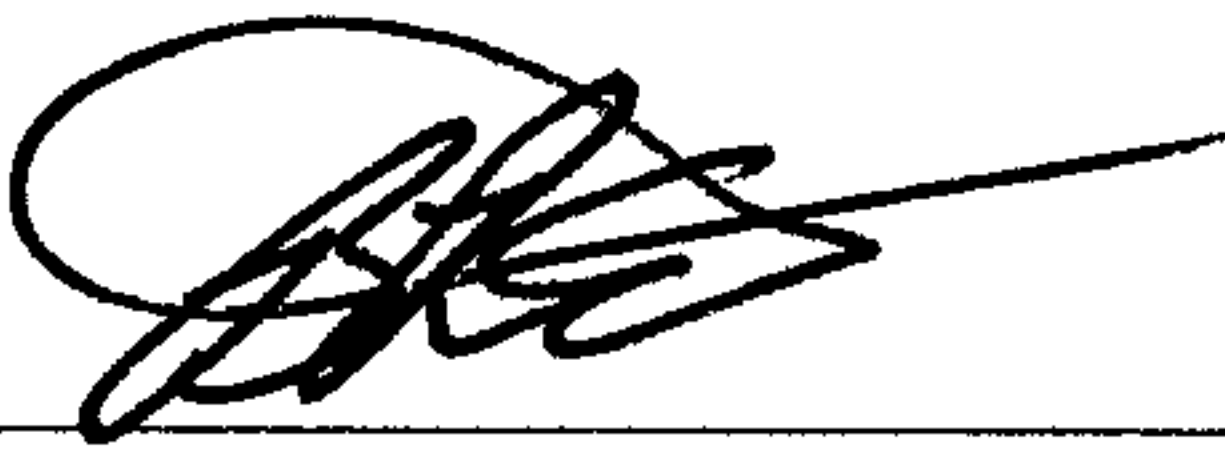
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 17th day of August, 2021.



Billy R. Scurlock (Seal)

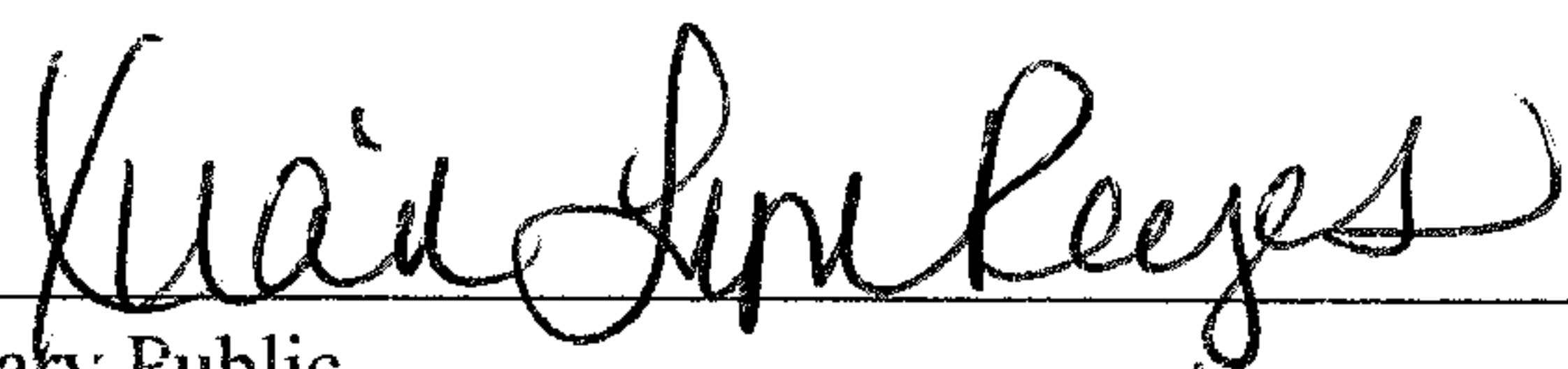


Karen D. Scurlock (Seal)

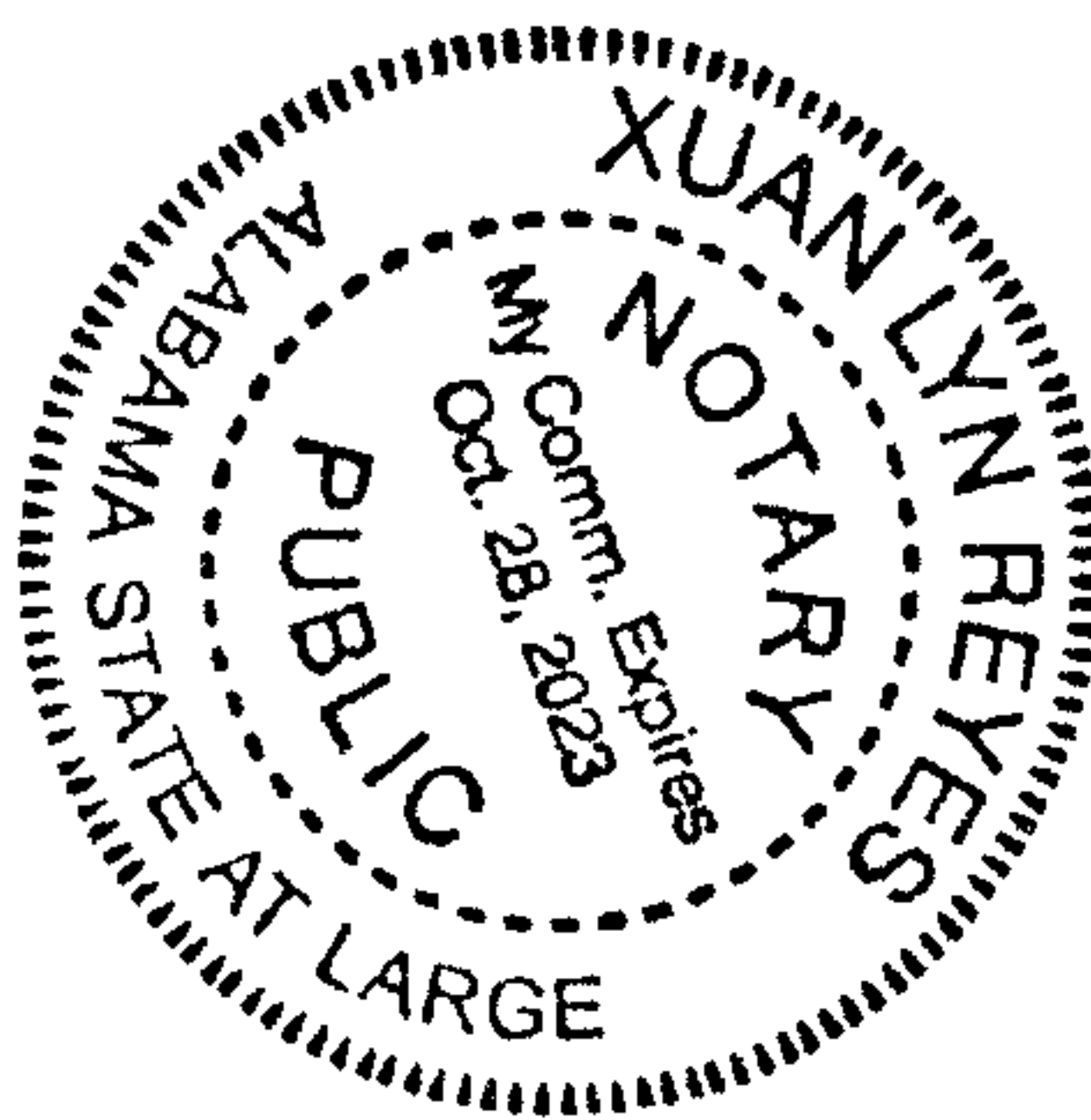
STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Billy R. Scurlock and spouse, Karen D. Scurlock**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 17th day of August, 2021.

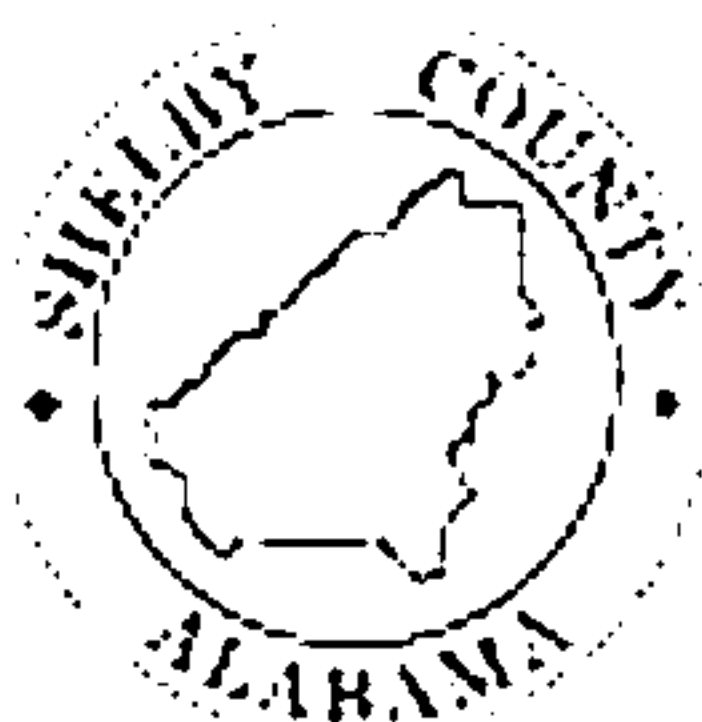


Notary Public
My Commission Expires: 10/28/2023



Grantors' Mailing Address:

2229 Highway 36
Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2021 10:50:51 AM
\$125.00 CHERRY
20210819000404890

