

Return to:
Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Order Number:
69175024

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notices to:
179 Cove Lane
Pelham, AL 35124-2868

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **JUDITH L. BECKER**, an unmarried woman, whose address is 179 Cove Lane, Pelham, AL 35124-2868, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **JUDITH L BECKER**, as Trustee of The **JUDITH L. BECKER 1997 REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 1997**, as amended, whose address is 179 Cove Lane, Pelham, AL 35124-2868, herein referred to as Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

LOT 2847, ACCORDING TO THE CORRECTED MAP OF WEATHERLY HIGHLANDS, THE COVE, SECTOR 28 PHASE II AS RECORDED IN MAP BOOK 30, PAGE 92 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20170801000276260.

Parcel ID Number: 14 9 32 2 003 030.000

Commonly Known As: 179 Cove Lane, Pelham, AL 35124-2868

Fair Market Value: \$265,863.00

The above described property is not the homestead of the Grantors herein or either one of them.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12th day of July, 2021.

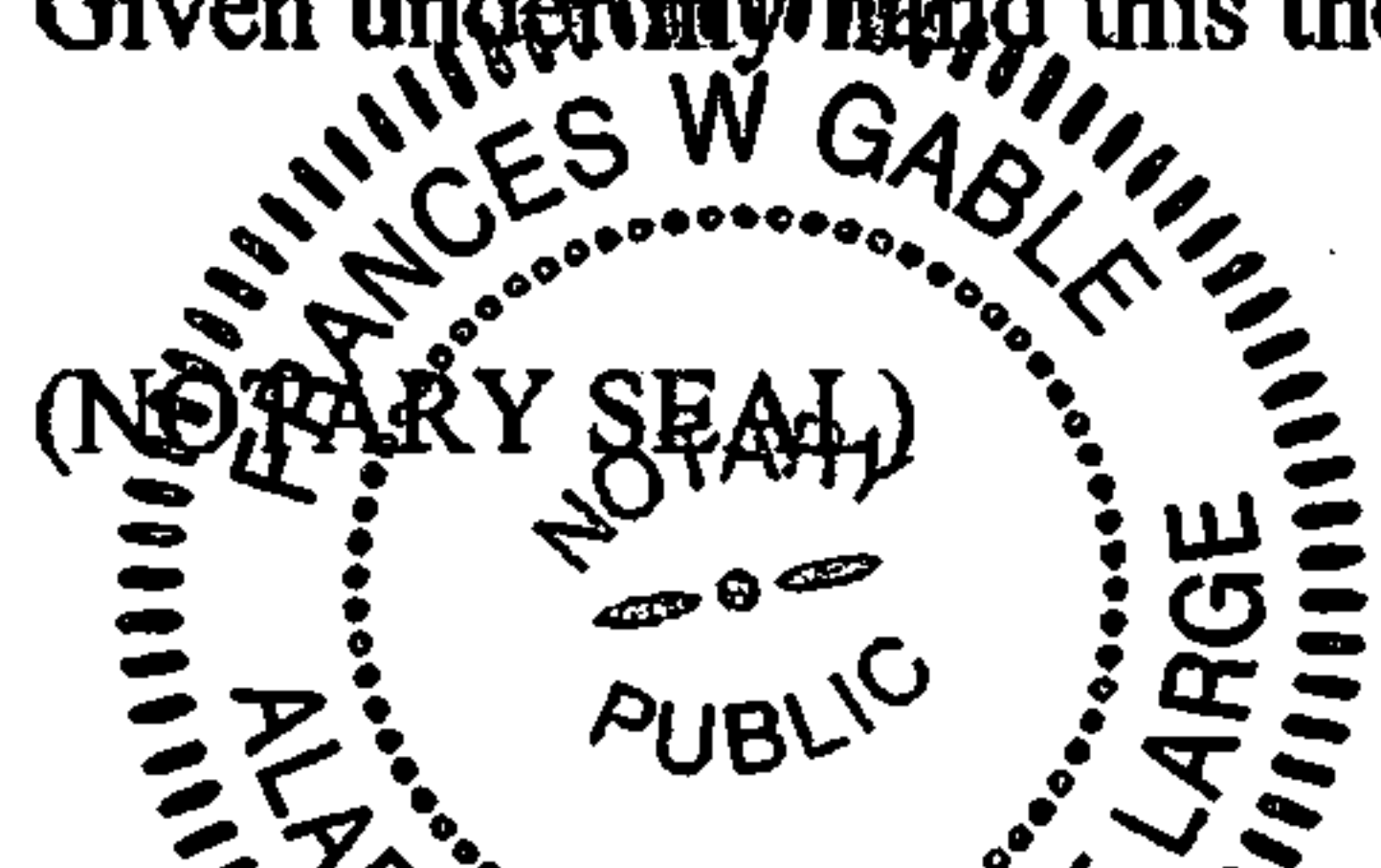
GRANTOR:

Judith L. Becker
JUDITH L BECKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Frances W. Gable, a Notary Public for the State of Alabama, do hereby certify that **JUDITH L BECKER**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of July, 2021.



Frances W. Gable
Notary Public
My commission expires: April 29, 2023

This instrument prepared by:
Gregory M. Farner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

EXHIBIT A

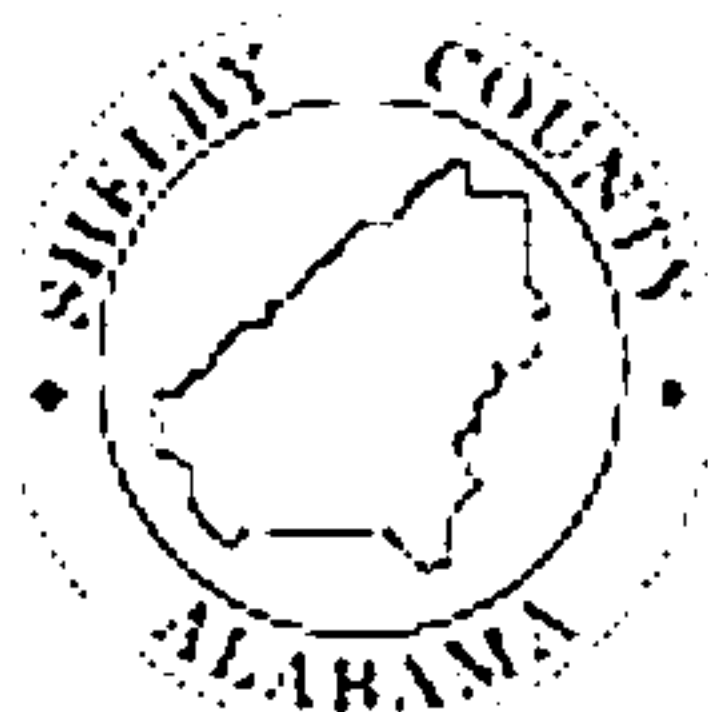
Land Situated in the County of Shelby in the State of Alabama

LOT 2847, ACCORDING TO THE CORRECTED MAP OF WEATHERLY HIGHLANDS,
THE COVE, SECTOR 28 PHASE II AS RECORDED IN MAP BOOK 30, PAGE 92 IN THE
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Tax Id Number(s): 14 9 32 2 003 030.000

Source of Title: Instrument No. 20170801000276260

Commonly known as: 179 Cove Lane, Pelham, AL 35124-2868



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2021 09:15:44 AM
\$294.00 BRITTANI
20210830000420490

Allie S. Bayl