

20211007000489100
10/07/2021 09:36:50 AM
DEEDS 1/2

The property was the Homestead of John A. Taylor

This instrument prepared by:

Send Tax Notices To:

Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Douglas E. Kicker
5304 Meadow Brook Road
Birmingham, Alabama 35242

TITLE NOT EXAMINED

Address of Property: 5304 Meadow Brook Road, Birmingham, Alabama 35242
Parcel I.D.: #10 1 11 0 001 015.011
Source of Title: Instrument #20211006000488780
Total Market Value \$765,500.00 (Deed tax on 1/2 of total value = \$382,750.00)
Shelby County Tax Assessor

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **LYNDA TAYLOR KICKER**, a married woman (hereinafter, the "GRANTOR"), whose address is 5304 Meadow Brook Road, Birmingham, Alabama 35242, in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** to **DOUGLAS EDWIN KICKER AND LYNDA TAYLOR KICKER**, husband and wife, whose address is 5304 Meadow Brook Road, Birmingham, Alabama 35242 (hereinafter, the "GRANTEE"), as joint tenants with right of survivorship, all of the interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Meadow Brook Estates, first Sector, according to Map Book 7, Page 64, in the Probate Office of Shelby County, Alabama.

Subject To:

1. General and special taxes for 2021 and subsequent years not yet due and payable.
2. Any and all restrictions, reservations, conditions, and easements of record.
3. Any minerals or mineral rights leased, granted or retained by prior owners.

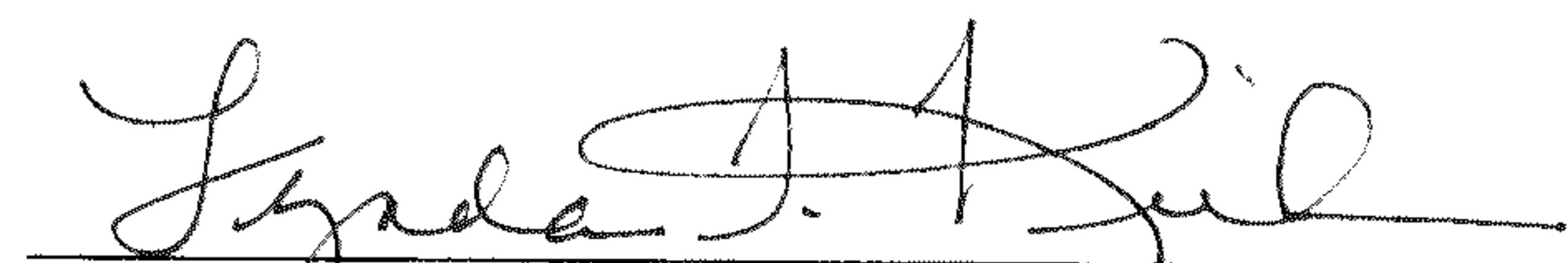
TO HAVE AND TO HOLD the described premises to said GRANTEE, her successors and assigns, forever.

And the GRANTOR does, for herself, its successors and assigns, covenant with the GRANTEE, their successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, her successors and assigns shall warrant and defend the same to the GRANTEE, their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has executed this conveyance by setting her

signature hereto effective this the 15 day of Sept, 2021.

GRANTOR:



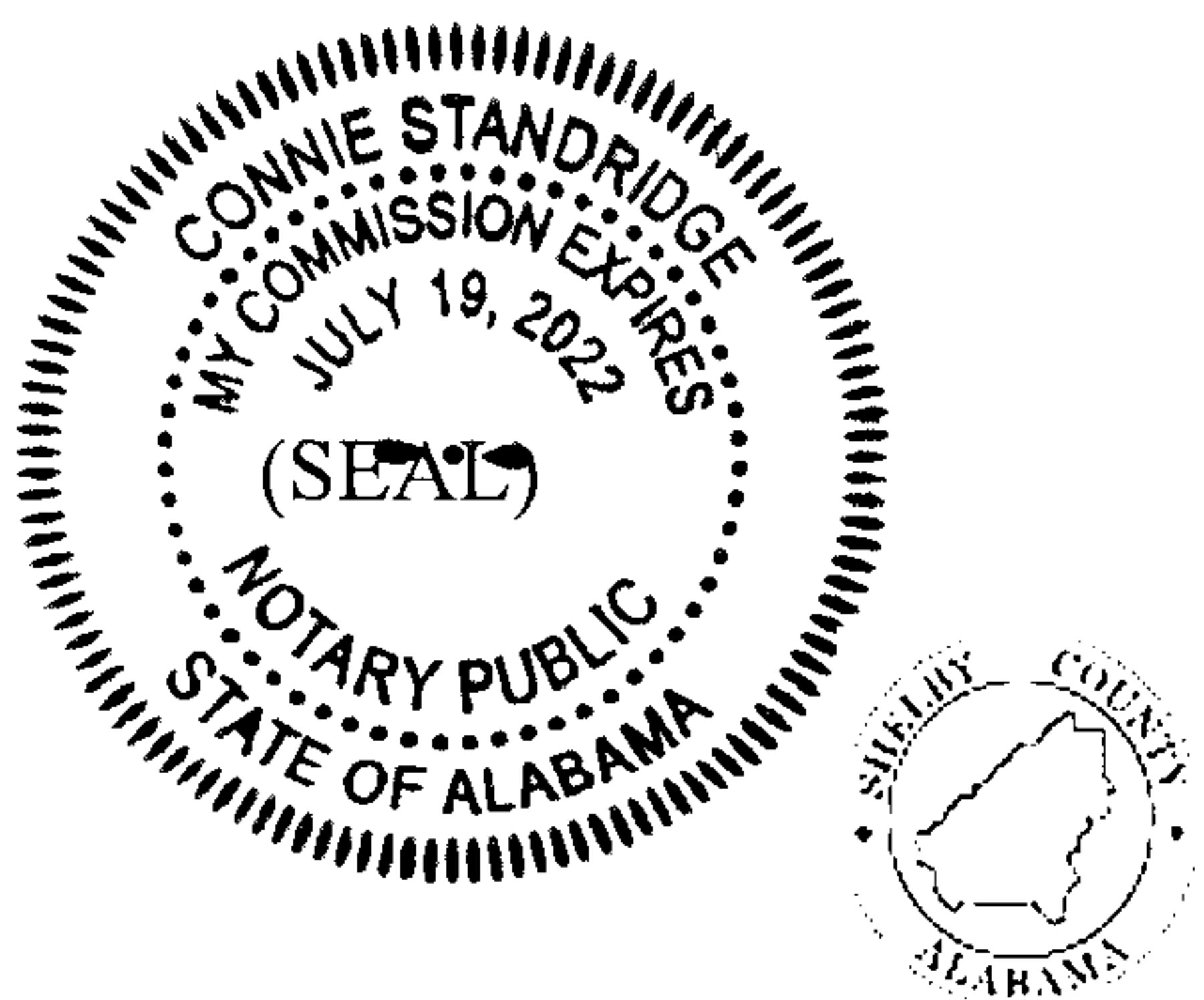
Lynda Taylor Kicker

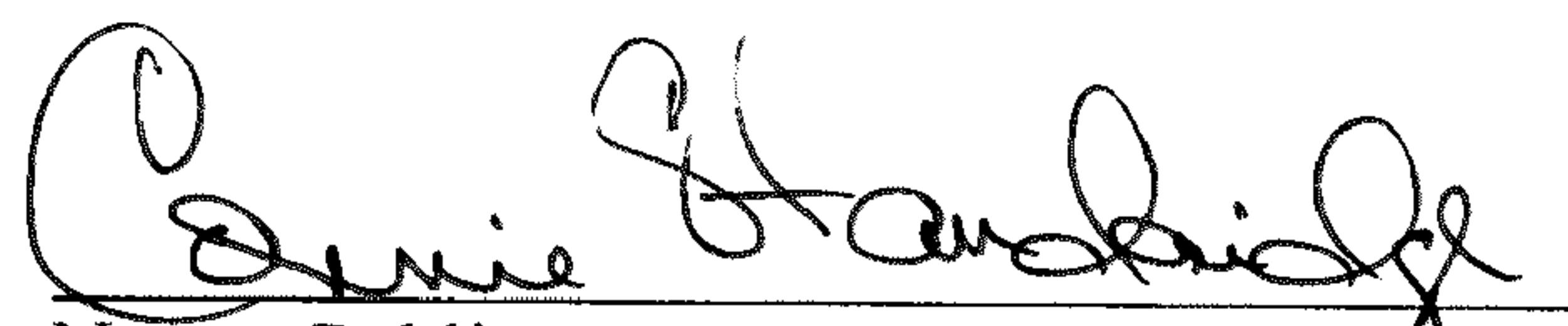
STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynda Taylor Kicker, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she has executed the same voluntarily.

Given under my hand and official seal, this the 15th day of Sept., 2021.





Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2021 09:36:50 AM
\$408.00 JOANN
20211007000489100

My Commission Expires: 7-19-22

