

20220601000219520
06/01/2022 09:38:06 AM
DEEDS 1/2

SEND TAX NOTICE TO:

William V. McGregor and Margo G. McGregor
5054 Stratford Road
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

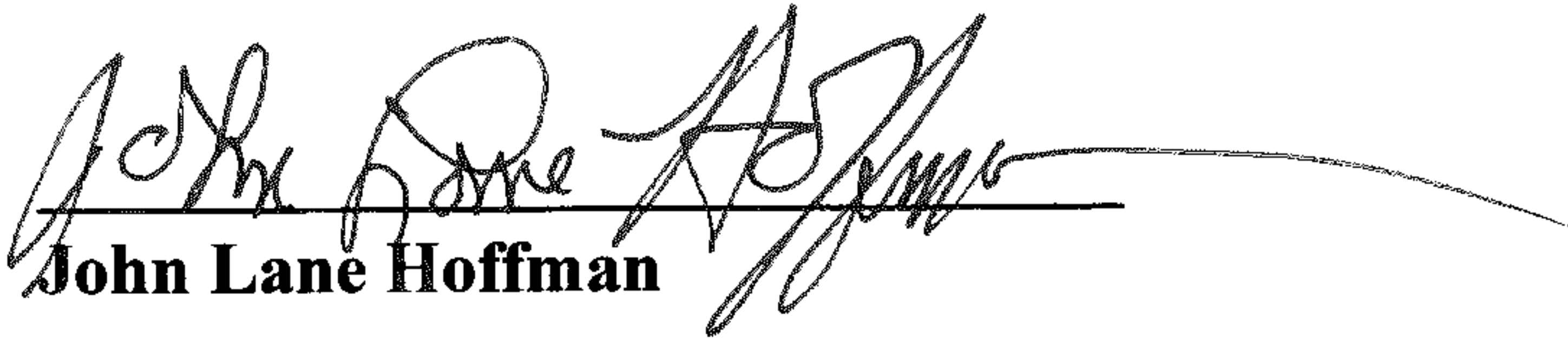
That, in consideration of **FOUR HUNDRED THIRTY TWO THOUSAND AND 00/100 DOLLARS (\$432,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John Lane Hoffman and Cheryl T. Hoffman, husband and wife**, whose address is 1300 Beacon Parkway East, # 401, Birmingham, AL 35209 (hereinafter "Grantor", whether one or more), by **William V. McGregor and Margo G. McGregor**, whose address is 5054 Stratford Road, Birmingham, AL 35242 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **William V. McGregor and Margo G. McGregor, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 5054 Stratford Road, Birmingham, AL 35242 to-wit:**

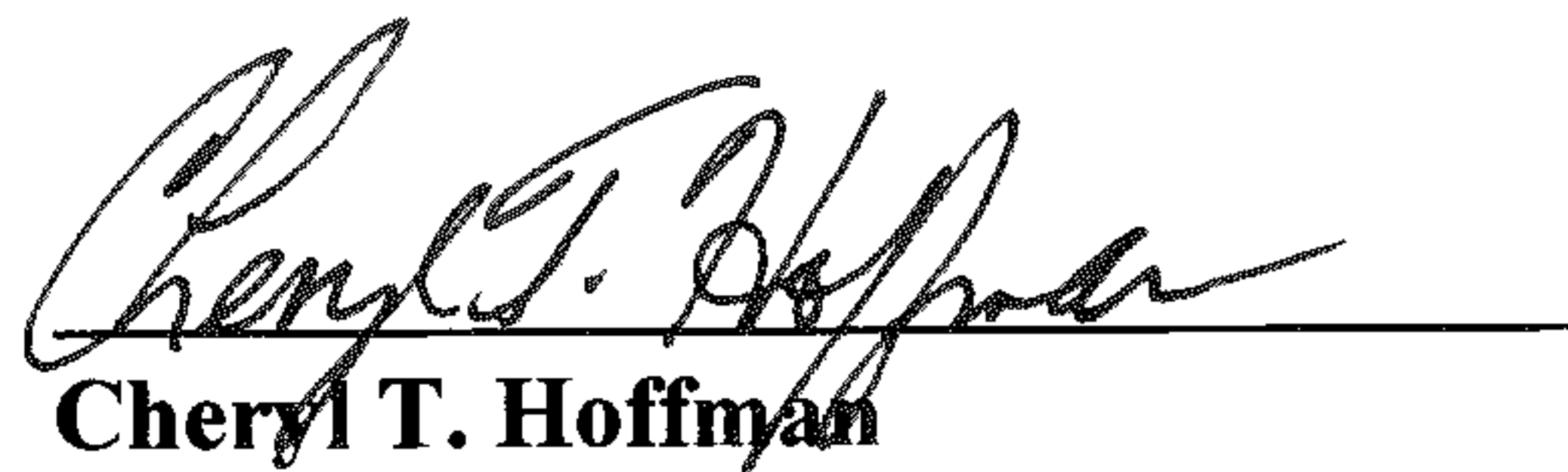
Lot 45, according to the survey of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of May, 2022.

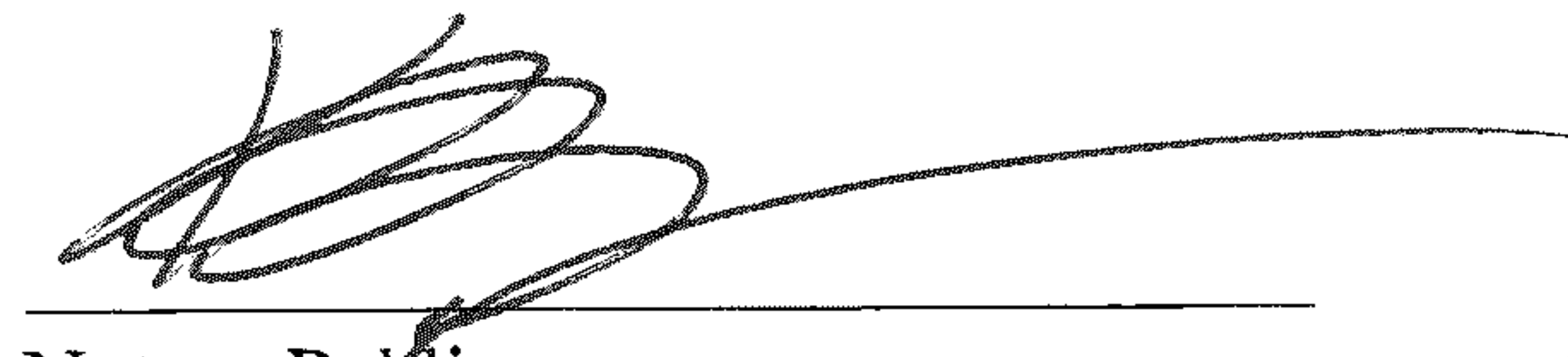

John Lane Hoffman

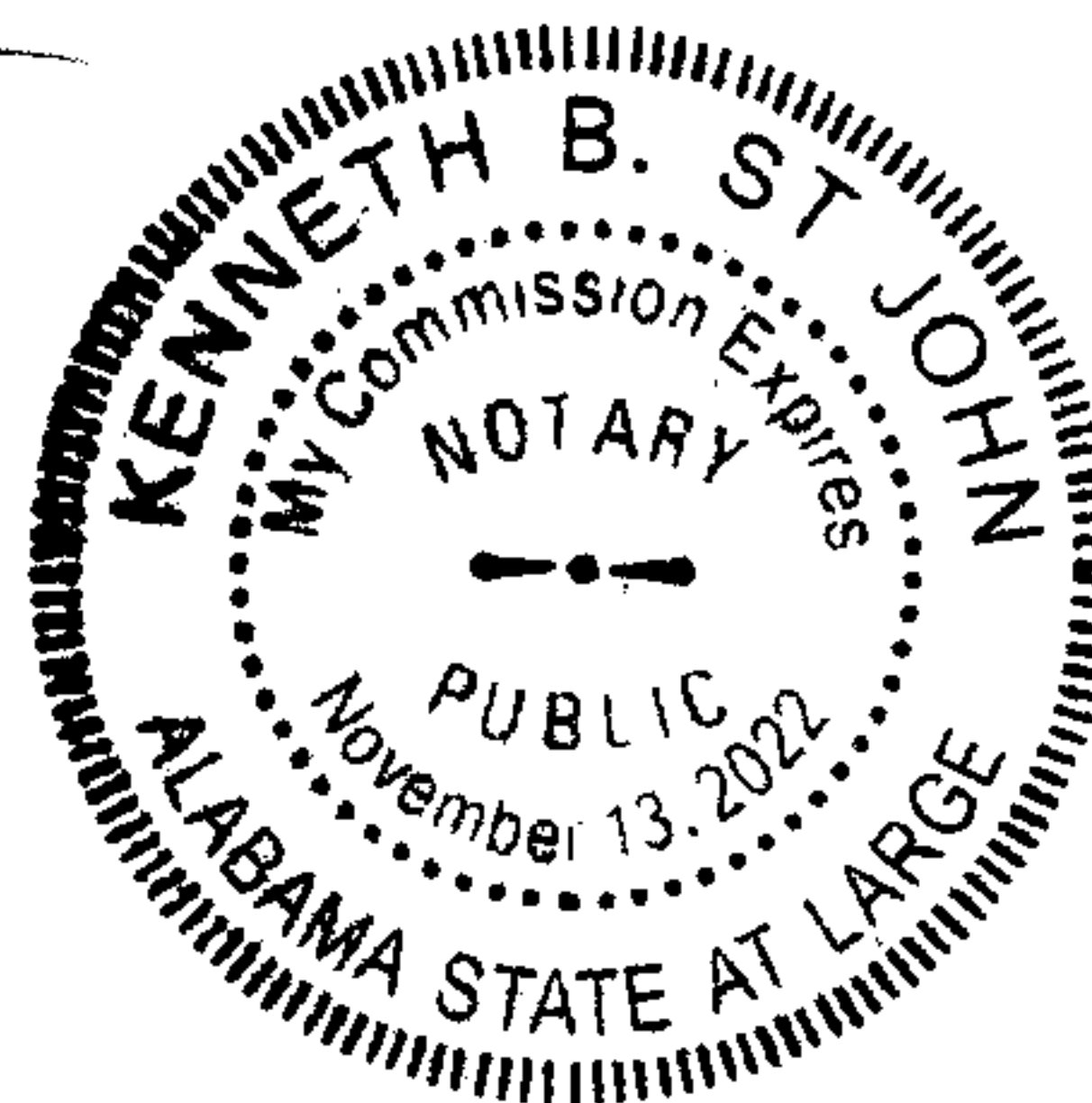

Cheryl T. Hoffman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **John Lane Hoffman and Cheryl T. Hoffman** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2022.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 09:38:06 AM
\$457.00 JOANN
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