

20220728000295540

07/28/2022 10:58:57 AM

DEEDS 1/4

SEND TAX NOTICE TO:

Sebastien P. Kidd
4049 Milner's Crescent
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 SEVENTY THOUSAND AND 00/100 (\$470,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Renee C. Wolfe, *Single woman*, Genise Wolfe Godfrey, *married woman*, Rebekah Wolfe Seales, *married woman*, Bethany Joy Wolfe, *single woman*, and Alston Maxwell Wolfe, *a married man*, whose address is 2347 10th Rd 99 Addison AL 35540, (hereinafter "Grantor", whether one or more), by **Sebastien P. Kidd**, whose address is: 4049 Milner's Crescent, 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 **Sebastien P. Kidd**, the following described real estate situated in Shelby County, Alabama, the address of which is **4049 Milner's Crescent, Birmingham, AL 35242** to-wit:

Lot 21, according to the Survey of First Amended Plat of Greystone Farms, Milner's Crescent Sector - Phase 1, as recorded in Map Book 19, Page 140 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16401 in the Probate Office of Shelby County, Alabama, as amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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.

Subject to a third-party mortgage in the amount of \$423,000.00 executed and recorded simultaneously herewith.

The above described property does not constitute the homestead of grantors herein nor that of their respective spouse(s).

James A. Wolfe, grantee in deed recorded in Instrument Number 1998-13961, filed in the Office of the Judge of Probate of Shelby County, Alabama, having died on or about the 10th day of May, 2022.

TO HAVE AND TO HOLD, unto the said Grantee, 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 11TH day of July, 2022.

Renee C. Wolfe
Renee C. Wolfe

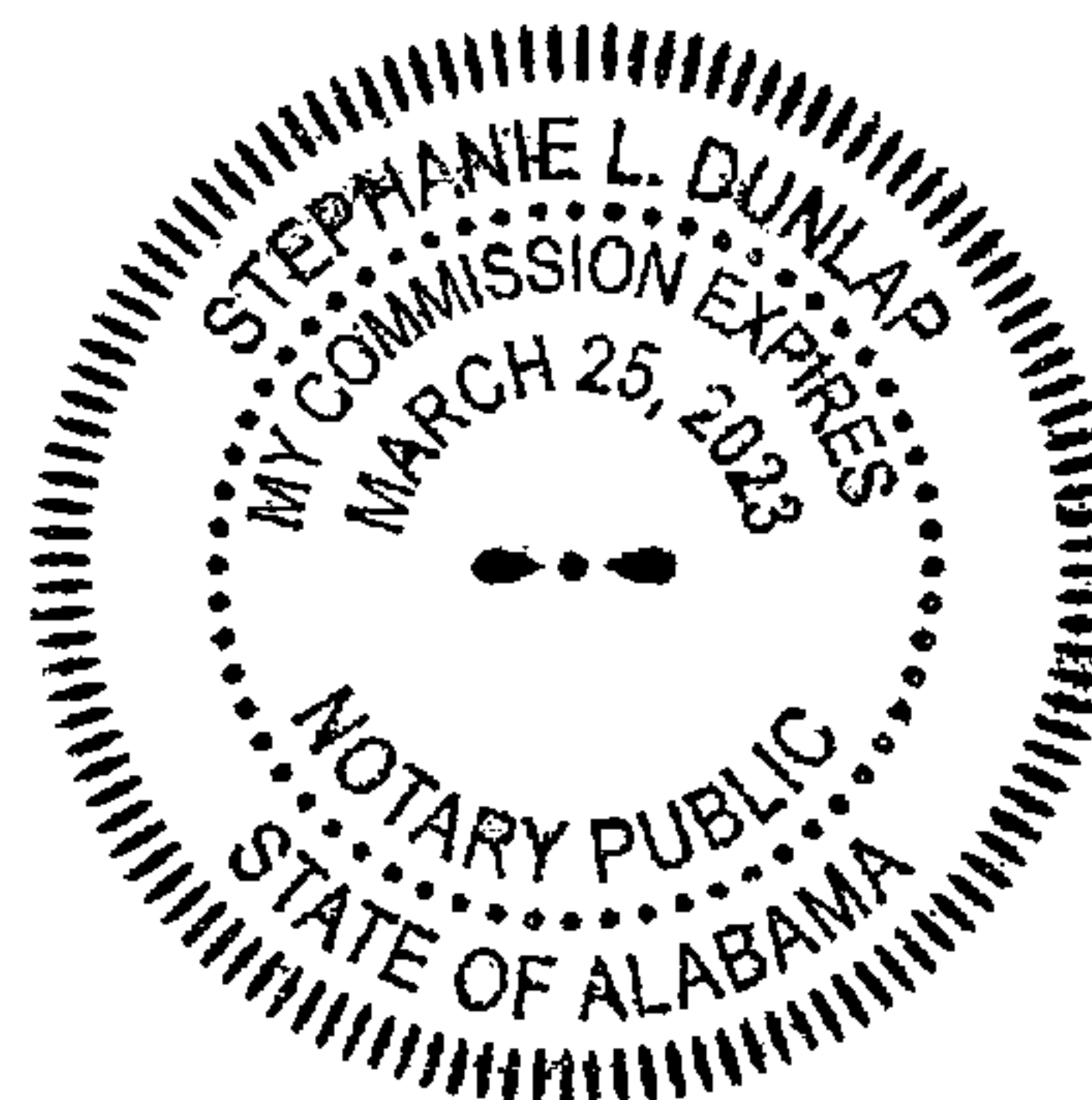
Genise W. Godfrey
Genise Wolfe Godfrey

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Renee C. Wolfe and Genise Wolfe Godfrey, whose name(s) is/are signed to the foregoing conveyance, and who is/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 11TH day of July, 2022.

[Signature]
Notary Public
My Commission Expires:



Rebekah Wolfe Seales
Rebekah Wolfe Seales

Bethany Joy Wolfe
Bethany Joy Wolfe

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rebekah Wolfe Seales and Bethany Joy Wolfe, whose name(s) is/are signed to the foregoing conveyance, and who is/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 24th day of June, 2022.

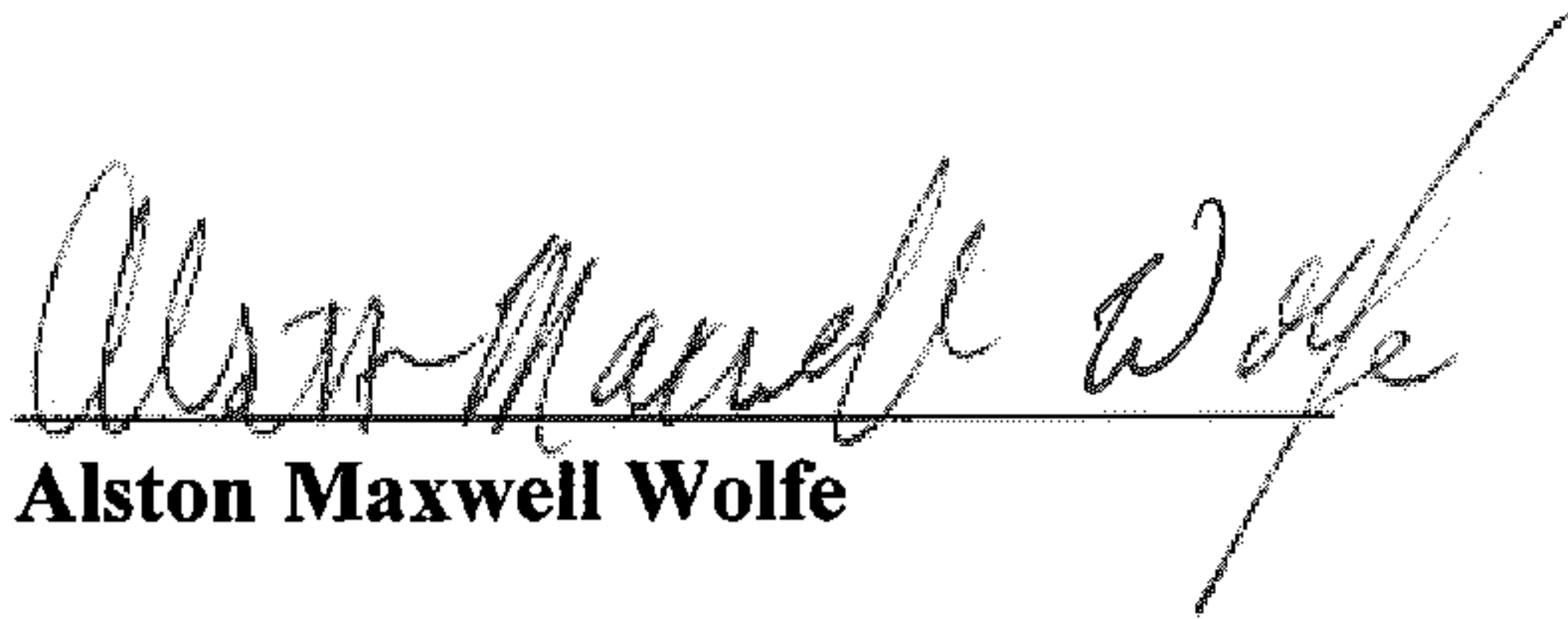
Jean Damic

Notary Public

My Commission Expires:

November 30, 2025



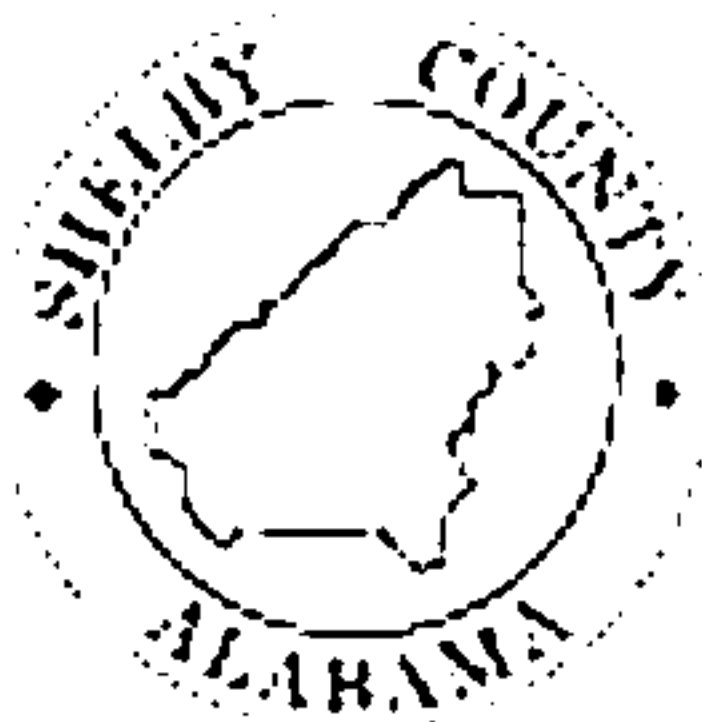

Alston Maxwell Wolfe

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Alston Maxwell Wolfe, whose name(s) is/are signed to the foregoing conveyance, and who is/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 28 day of June, 2022.


Notary Public
My Commission Expires: 9-29-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2022 10:58:57 AM
\$81.00 BRITTANI
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