

SEND TAX NOTICE TO:

Russell Birdsong and Molly Reeves
1328 Inverness Cove Drive
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 **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lynn H. Schuck, an unmarried person**, whose address is 1544 Inverness Cove Lane, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Russell Birdsong and Molly Reeves**, whose address is 1328 Inverness Cove Drive, 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 **Russell Birdsong and Molly Reeves, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 1328 Inverness Cove Drive, Birmingham, AL 35242, to-wit:


Lot 170-A, according to the Survey of Inverness Cove - Phase 2, Resurvey #1, as recorded in Map Book 36, page 110 A & B, in the Probate Office 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.

Subject to a third-party mortgage in the amount of \$339,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Lynn H. Schuck, an unmarried person, by , as its , who is authorized to execute this conveyance, has caused this conveyance to be executed on this 16th day of June, 2023.




Lynn H. Schuck

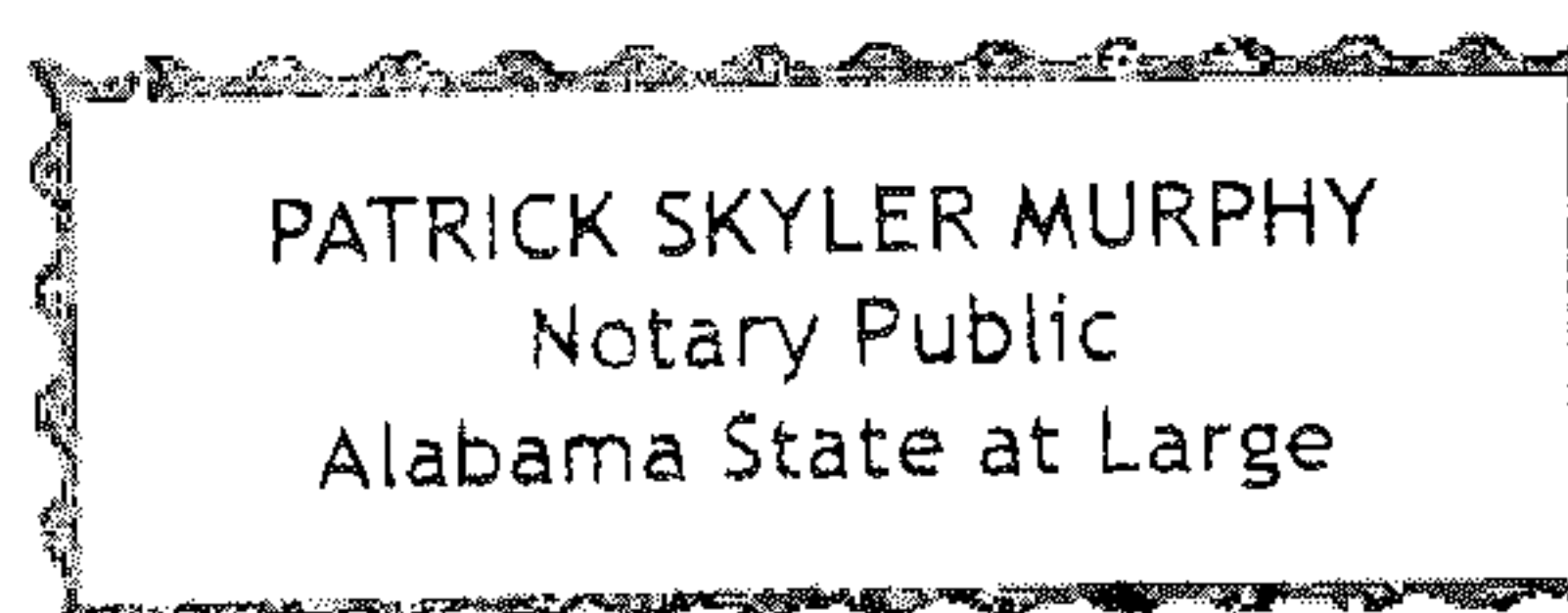
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Lynn H. Schuck whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2023.



Notary Public
My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2023 03:39:48 PM
\$35.50 BRITTANI
20230616000181660

