

SEND TAX NOTICE TO:

Erin Nichols
5612 Double Tree Circle
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 THOUSAND AND 00/100 (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Barbara W. Tompkins, an unmarried woman**, whose address is 127 Crestview Drive, Clanton, AL 35045 (hereinafter "Grantor", whether one or more), by **Erin Nichols**, whose address is 5612 Double Tree Circle, 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, the following described real estate situated in Shelby County, Alabama, **the address of which is 5612 Double Tree Circle, Birmingham, AL 35242 to-wit:**

Lot 4, according to the Survey of Amended map of Double Tree as recorded in Map Book 7, Page 109 in the Probate Office of Shelby County, Alabama.

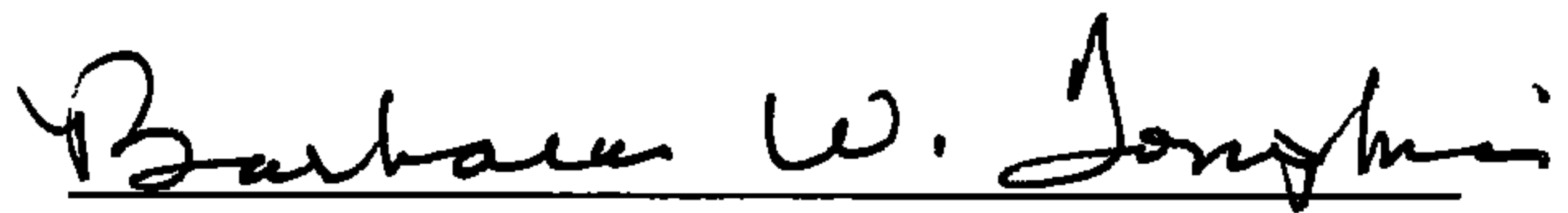
Barbara W. Tompkins is the surviving grantee of that deed recorded on 03/09/1984 in Book 353, Page 834, in the Probate Office of Shelby County, Alabama; the other grantee, Otto H. Tompkins, having died on or about the 11th day of December, 2004.

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 \$304,690.00 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 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.

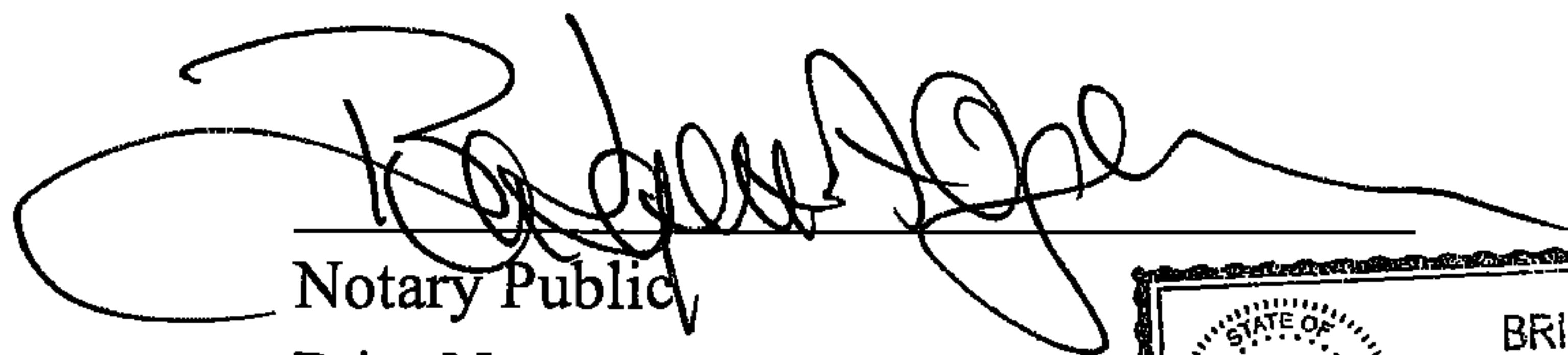
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of May, 2025.


Barbara W. Tompkins

STATE OF ALABAMA
COUNTY OF SHELBY

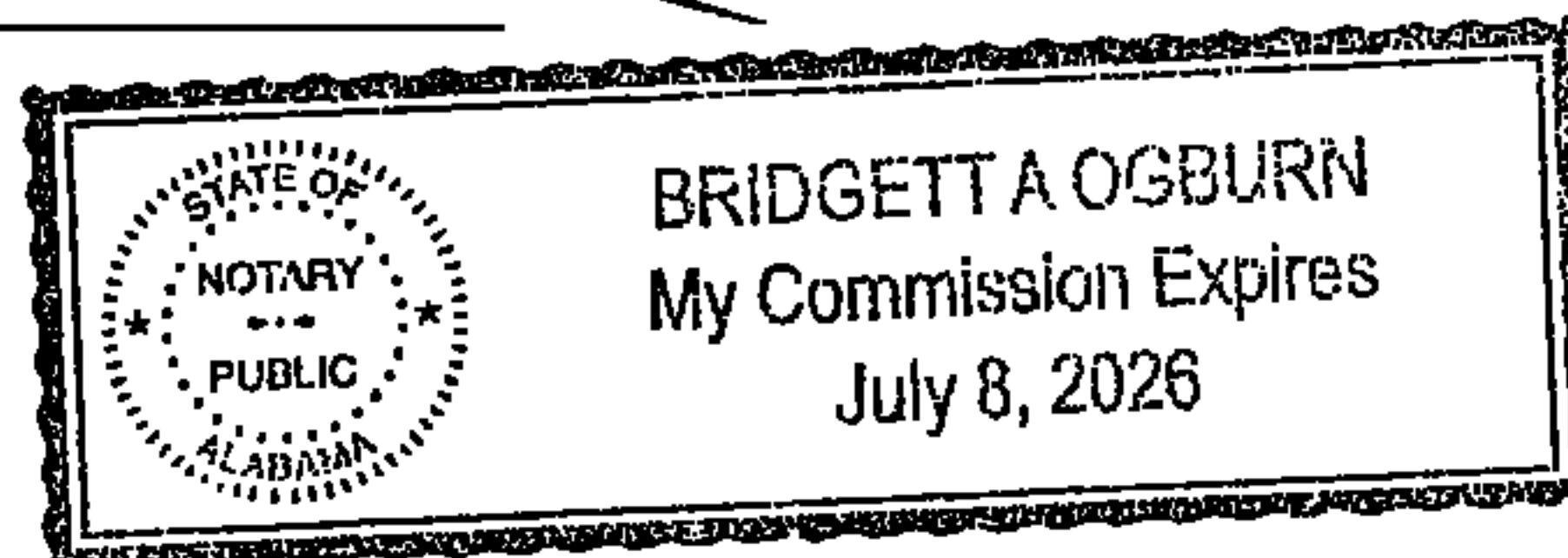
I, the undersigned Notary Public in and for said County and State, hereby certify that **Barbara W. Tompkins** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 2025.


Notary Public,

Print Name:

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2025 12:19:57 PM
\$26.00 JOANN
20250516000149980

