

Send tax notice to: **Thomas M. Brown and Kelly A. Brown, 85 Williams Bend, Birmingham, AL 35242**

This instrument was prepared by:  
Nedra M. Garrett, Attorney  
McClinton Garrett & Associates, LLC  
1401 Doug Baker Boulevard, Suite 107-122  
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Hundred Thousand and No/100 (\$700,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Jarrell L. Hall and Gwendolyn M. Hall, husband and wife, whose mailing address is:**

2544 Reserve Trail, Vestavia, AL 35243

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**Thomas M. Brown and Kelly A. Brown, whose mailing address is:**

85 Williams Bend, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 85 Williams Bend, Birmingham, AL 35242** to-wit

**Lot 1, according to the Survey of Williams Bend, as recorded in Map Book 38, Page 40, in the Probate Office of Shelby County, Alabama.**

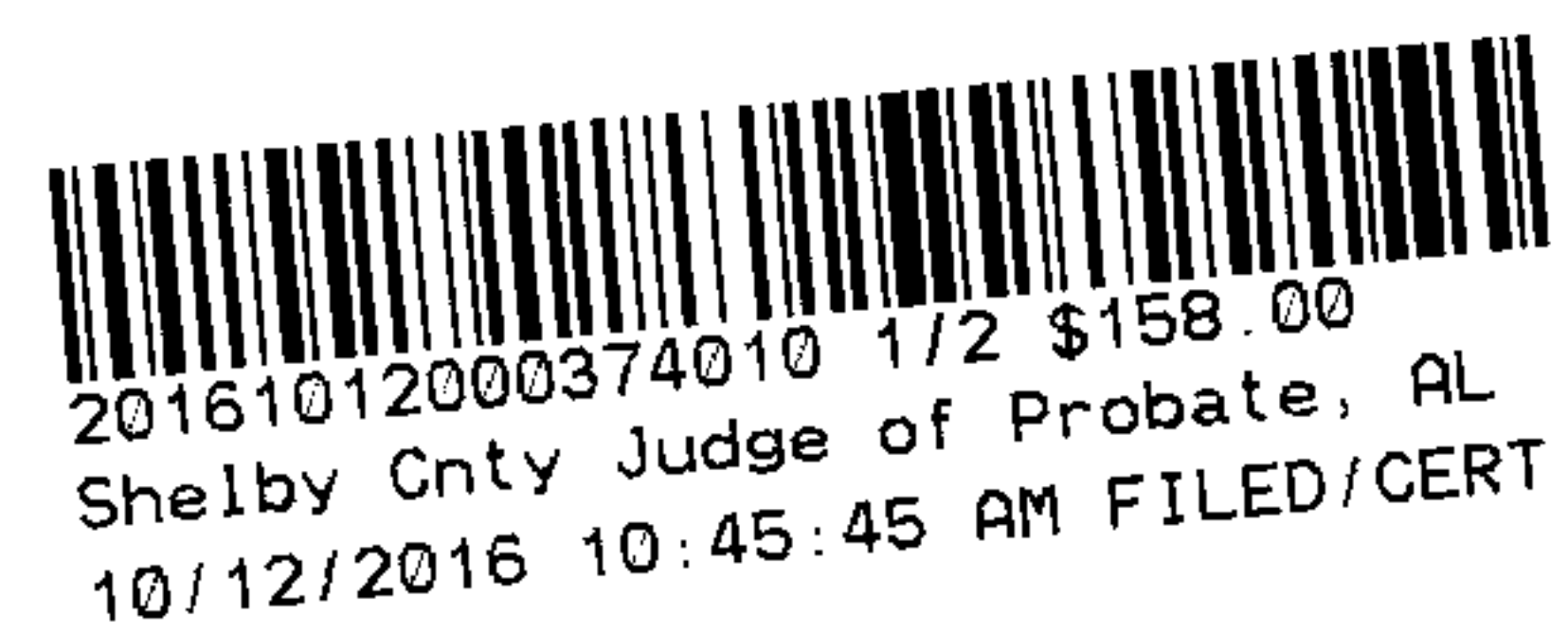
Subject to: All easements, restrictions and rights of way of record.

\$560,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$840,000 (120% of the short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.



Shelby County, AL 10/12/2016  
State of Alabama  
Deed Tax: \$140.00

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 7<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
Jarrell L. Hall

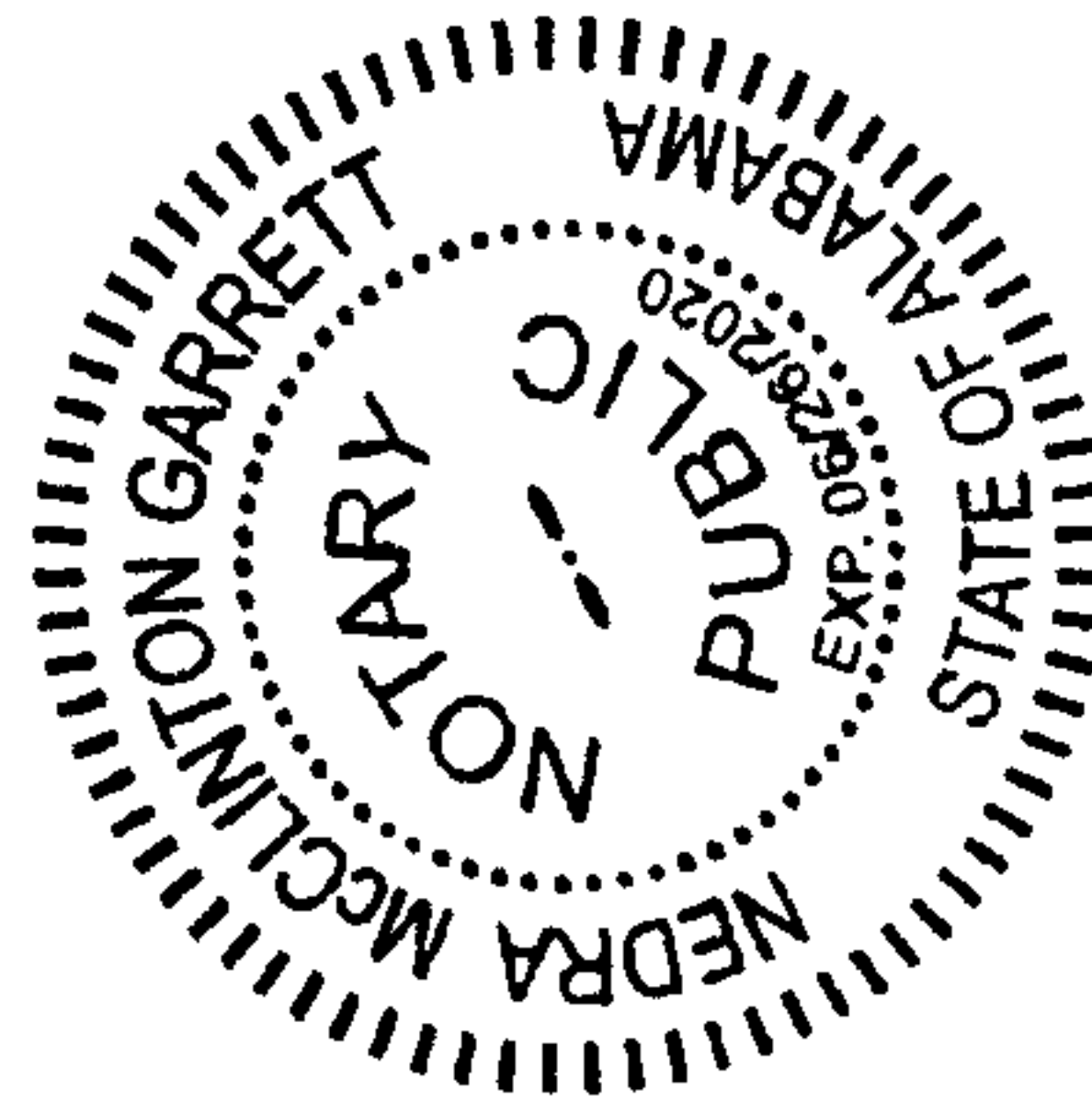
  
\_\_\_\_\_  
Gwendolyn M. Hall


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jarrell L. Hall and Gwendolyn M. Hall**, a married couple, 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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: 6/26/20



  
20161012000374010 2/2 \$158.00  
Shelby Cnty Judge of Probate, AL  
10/12/2016 10:45:45 AM FILED/CERT