

Send tax notice to: Tyler M. Whitworth, 2905 Coatbridge Lane, Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160, Birmingham, Al. 35243

GENERAL WARRANTY DEED

20170817000298050

State of Alabama
County of Shelby

08/17/2017 09:18:59 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred seventeen thousand and no/100 (\$217,000.00) 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

Susan L. Hart, an unmarried woman, whose mailing address is: AL
3517 Chickering Circle, Birmingham, 35242

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

Tyler M. Whitworth
whose mailing address is: 2905 Coatbridge Lane, Birmingham, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2905 Coatbridge Lane, Birmingham, Al. 35242** to-wit:

Lot 40, in Block 1, according to the Survey of Selkirk, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

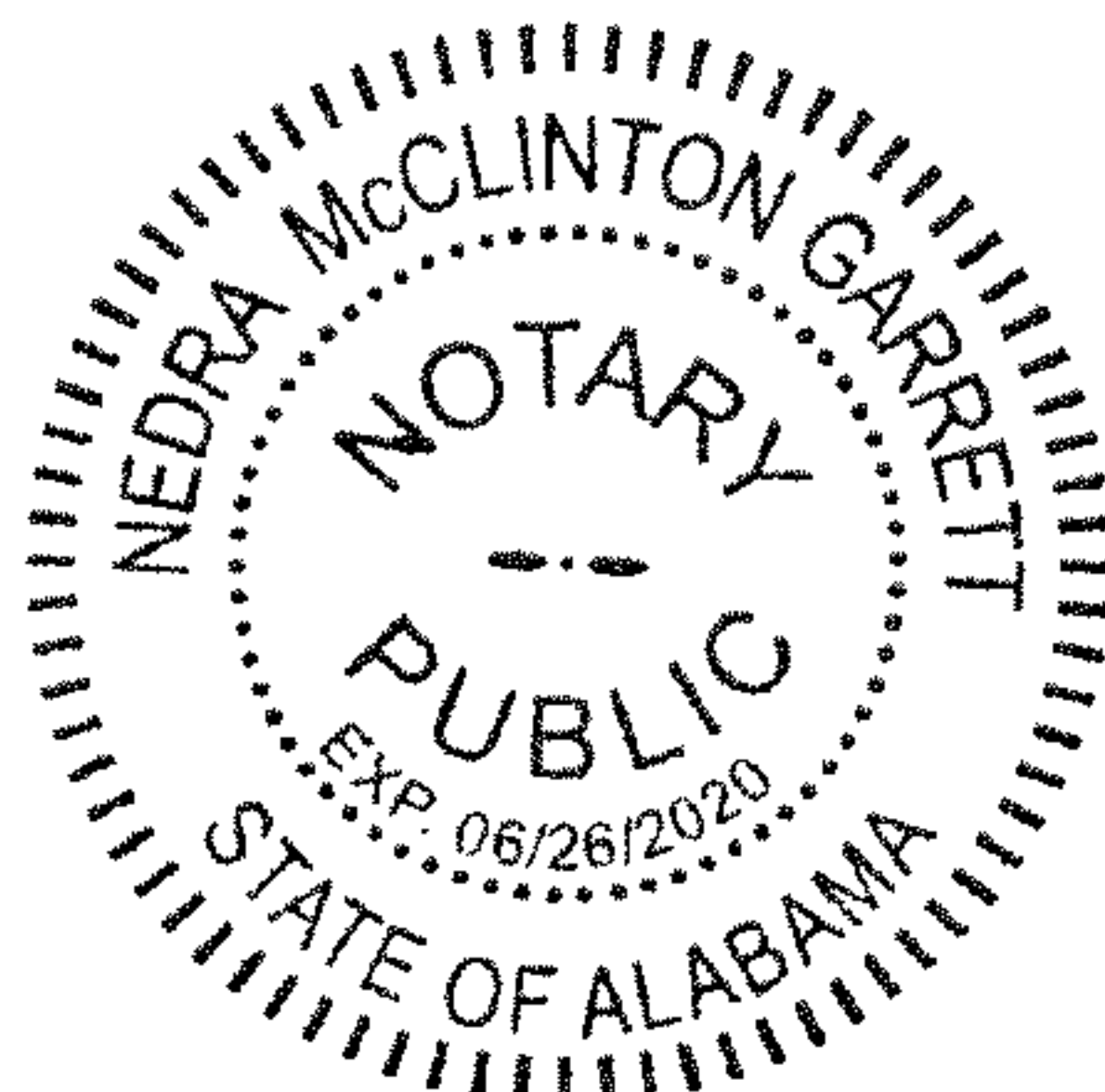
Subject to: All easements, restrictions and rights of way of record.

\$210,490.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 15 day of August, 2017.



Susan L. Hart (SEAL)
SUSAN L. HART

_____(Seal)

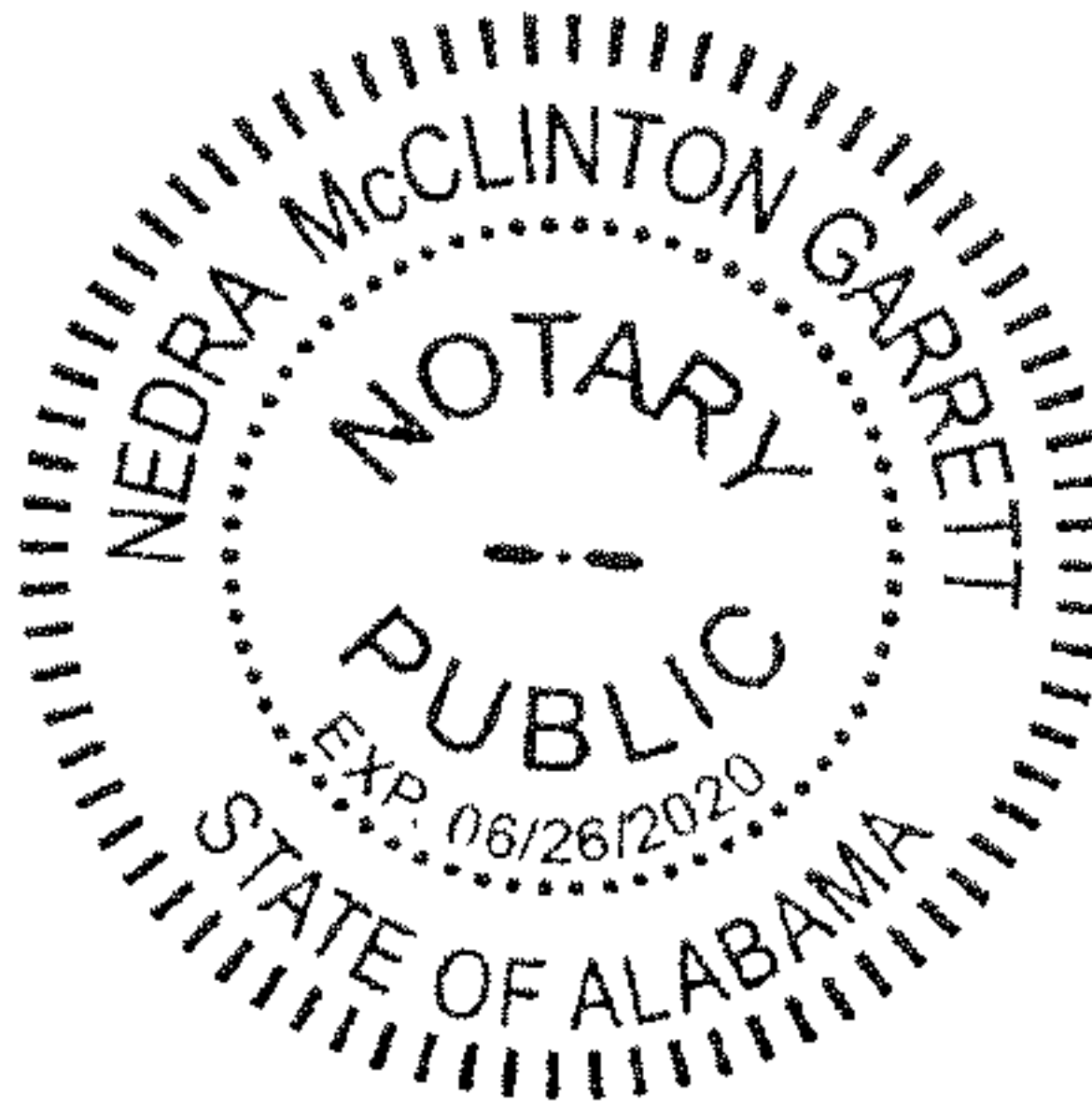
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan L. Hart, an unmarried woman, 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 he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of August, 2017.

Nedra McClinton Garrett
NOTARY PUBLIC

My commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2017 09:18:59 AM
\$25.00 DEBBIE
20170817000298050

J. Fuhrmeister