

Send tax notice to: Jennifer M. Barker, 109 Stone Rd., Pelham, Al. 35124

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

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

20180212000044940  
02/12/2018 11:52:04 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred eighty thousand and no/100 (\$180,000.00) 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

**Kelly P. Shebs and his wife Julie M. Shebs, whose mailing address is:**

111 Cedar Cove Dr. Pelham, AL 35124

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

**Jennifer M. Barker, whose mailing address is: 109 Stone Rd., Pelham, Al. 35124**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 109 Stone Rd., Pelham, Al. 35124** to-wit:

Lot 26, according to the Survey of Stonehaven, as recorded in Map Book 21, Page 25 in the Probate Office of Shelby County, Alabama.


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

\$171,000.00 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 8<sup>th</sup> day of February, 2018.

  
\_\_\_\_\_(SEAL)  
KELLY P. SHEBS

  
\_\_\_\_\_(Seal)  
JULIE M. SHEBS

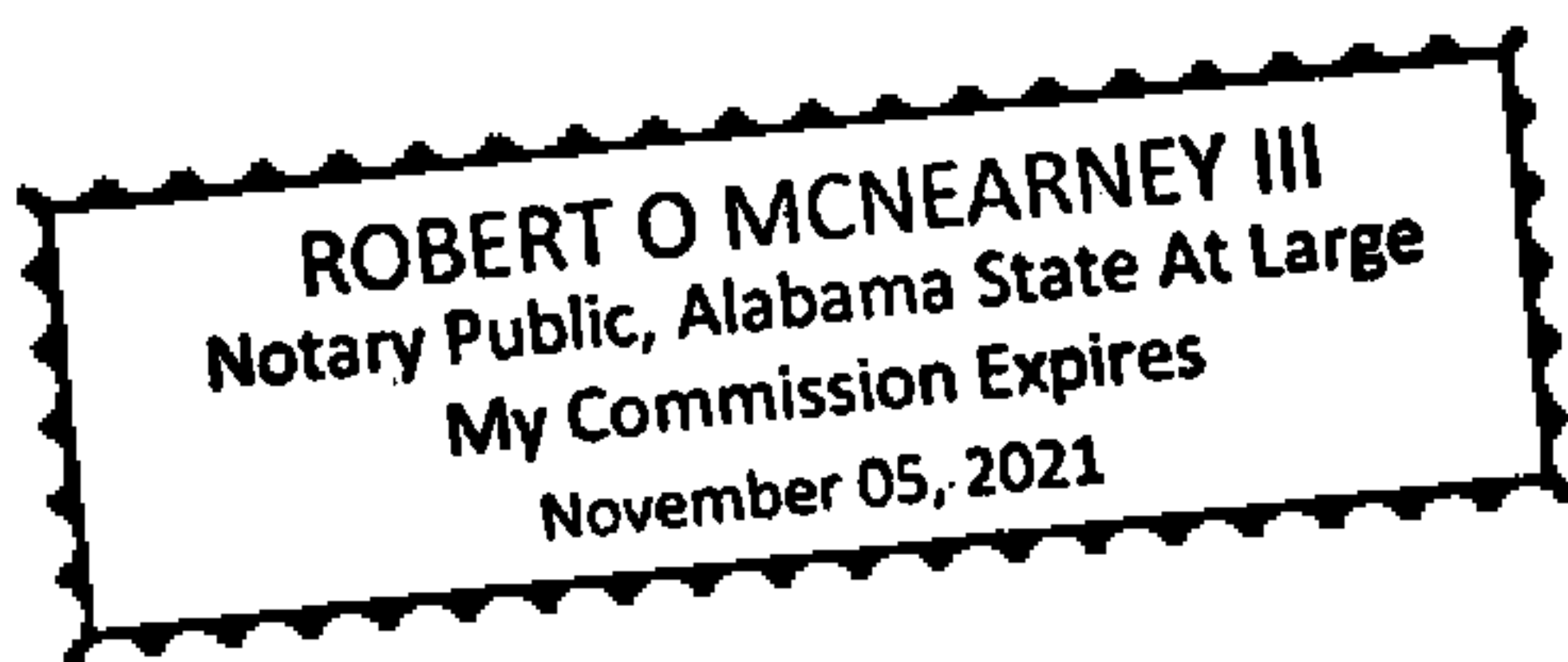
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelly P. Shebs and his wife Julie M. Shebs, 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 8<sup>th</sup> day of February, 2018.

  
NOTARY PUBLIC

My commission expires: 10/5/21



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/12/2018 11:52:04 AM  
\$27.00 CHERRY  
20180212000044940

