

20181211000432520

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

12/11/2018 03:06:30 PM  
DEEDS 1/1

Send Tax Notice To:  
Casie Clough  
421 Tocoa Rd.  
Helena, AL 35080

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**James R. Speaks and Kaitlyn A. Speaks, husband and wife, whose mailing address is:**

**421 Tocoa Rd., Helena, AL 35080**

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

**Casie Clough, whose mailing address is: 1402 Secretariat Drive, Helena, AL 35080**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 421 Tocoa Rd., Helena, AL 35080** to-wit:

Lot 28, according to the Survey of Tocoa Parc Subdivision, Phase 2, as recorded in Map Book 25, Page 79, in the Probate Office of Shelby County Alabama.

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

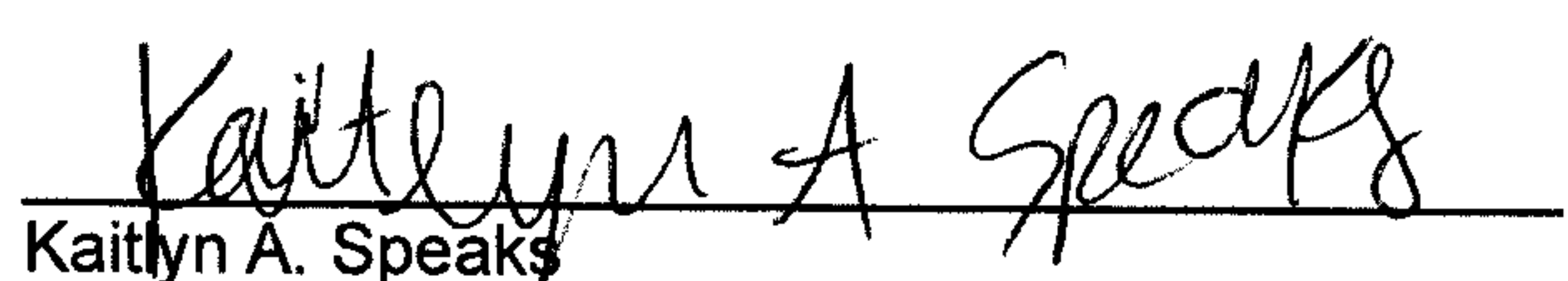
\$122,100.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, I (we) have hereunto set my/our hand(s) and seal(s) this the 6th day of December, 2018.

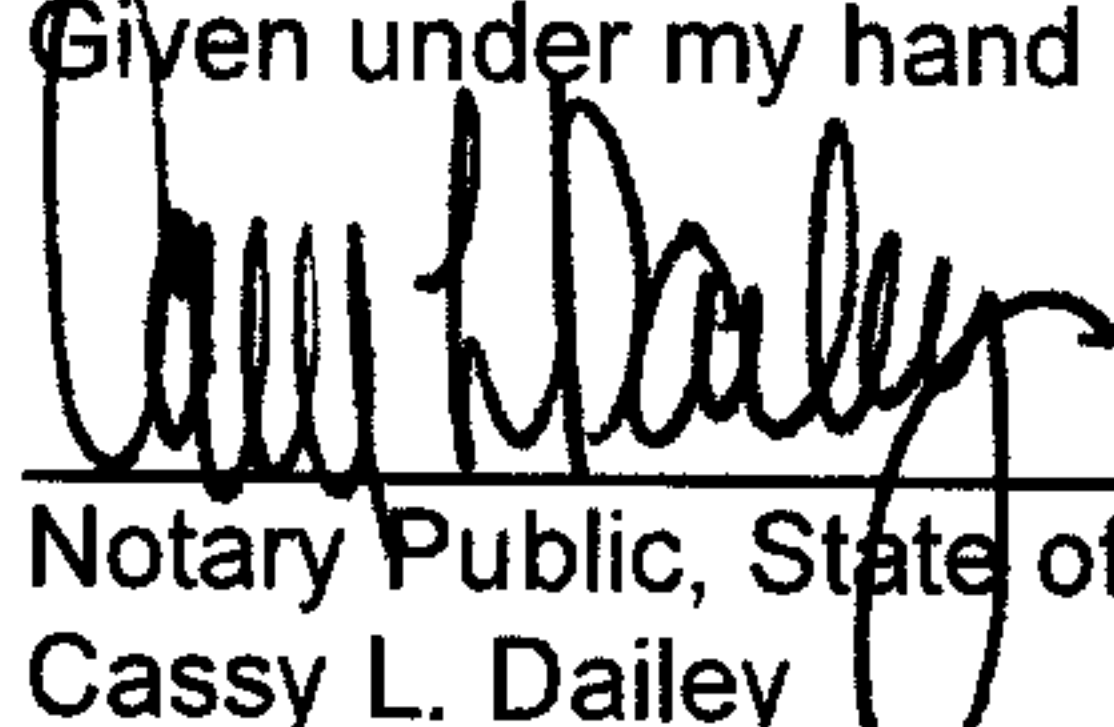
  
James R. Speaks

  
Kaitlyn A. Speaks

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that James R. Speaks and Kaitlyn A. Speaks, whose name 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 6th day of December, 2018.

  
Notary Public, State of Alabama  
Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/11/2018 03:06:30 PM  
\$33.00 CHERRY  
20181211000432520

