

Send tax notice to:
Lavonne Hardin Graves and Rickey Lee Graves
41 Granville Drive
Montreal, AL 35115
PEL1900658

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Eighteen Thousand and 00/100 Dollars (\$18,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Lucille McGaughy, an unmarried woman**, whose mailing address is: *216 Hillwood Drive Alabama 35007* (hereinafter referred to as "Grantor"), by **Lavonne Hardin Graves and Rickey Lee Graves** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, Block 2, Sector 3, Resurvey of George's Subdivision of Keystone, as recorded in Map Book 4, Page 33, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$14,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does forherself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, 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, Grantor, Lucille McGaughy has hereunto set her signature and seal on November 8, 2019.

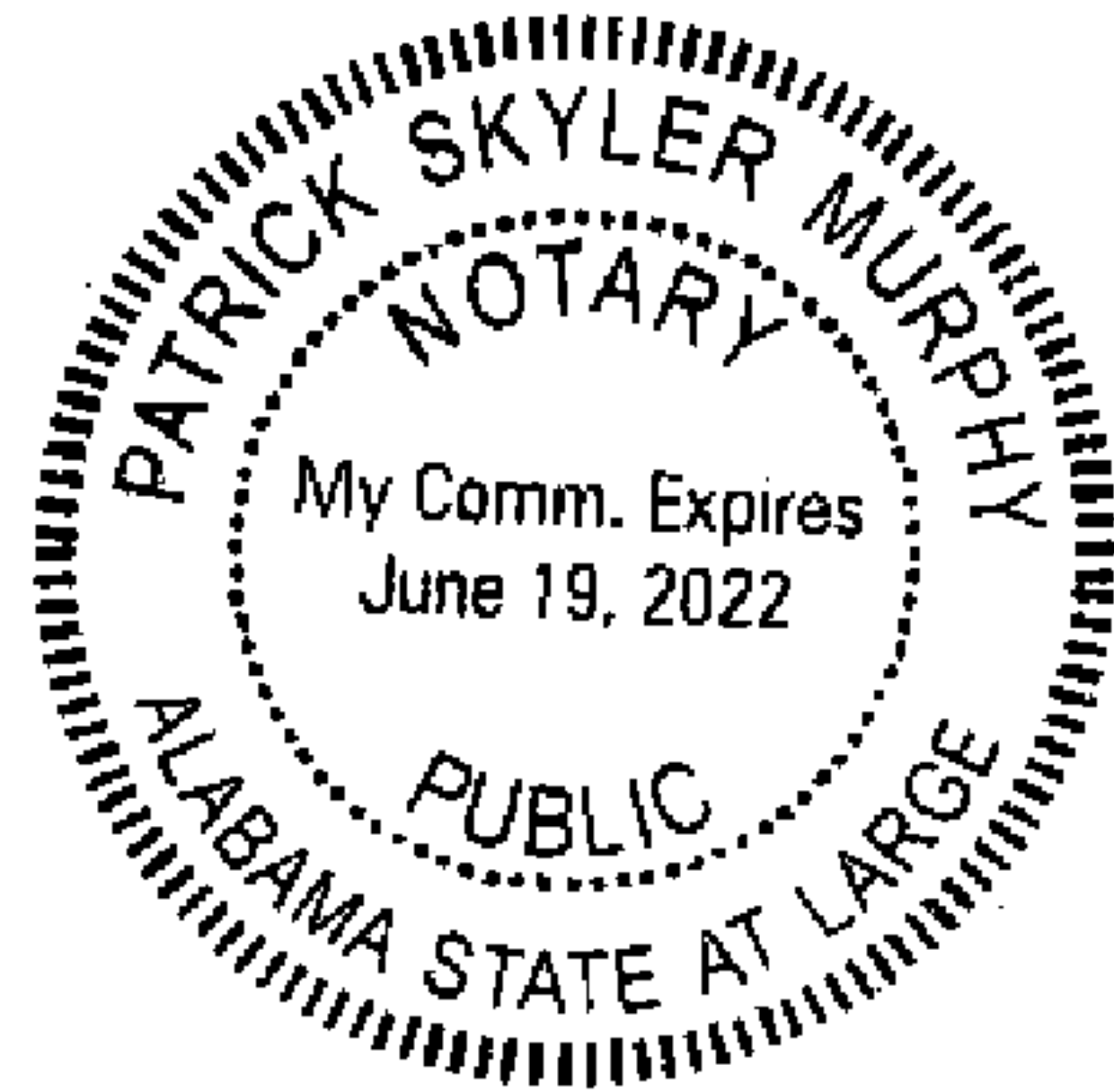
Lucille McGaughy
Lucille McGaughy

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lucille McGaughy, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of November, 2019.

(NOTARIAL SEAL)



Patrick Skyler Murphy
Notary Public
Print Name: Patrick Skyler Murphy
Commission Expires: 6-19-22

