

**This Instrument Prepared by:**

**Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209**

**SEND TAX NOTICE TO:**

**Maria J. Perez  
625 Creekview Drive  
Pelham, AL 35124**

[Space Above This Line for Recording Data]

**20191113000421520  
11/13/2019 02:38:05 PM  
DEEDS 1/2**

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **One Hundred Forty Five Thousand and 00/100 Dollars (\$145,000.00)** 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 where is acknowledged. I or we, **Geoff E. Eggleton and wife Cynthia J. Eggleton** <sup>JEE</sup> whose mailing address is: 100 Marengo Dr Pelham Ala AL 35040 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Maria J. Perez**, whose mailing address is **625 Creekview Drive, Pelham, AL 35124** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 625 Creekview Drive, Pelham, AL 35124 to wit:

Lot 28, Block 1, according to the Survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5, Page 124, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$123,250.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of November, 2019.

Geoff E. Eggleton  
Geoff E. Eggleton

Cynthia J. Eggleton  
Cynthia J. Eggleton

STATE OF ALABAMA

JEFFERSON COUNTY

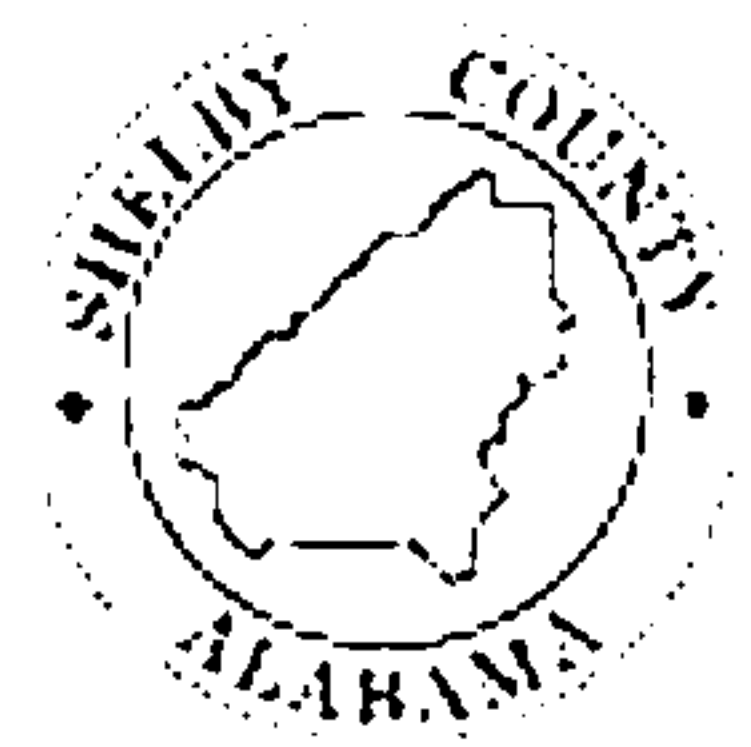
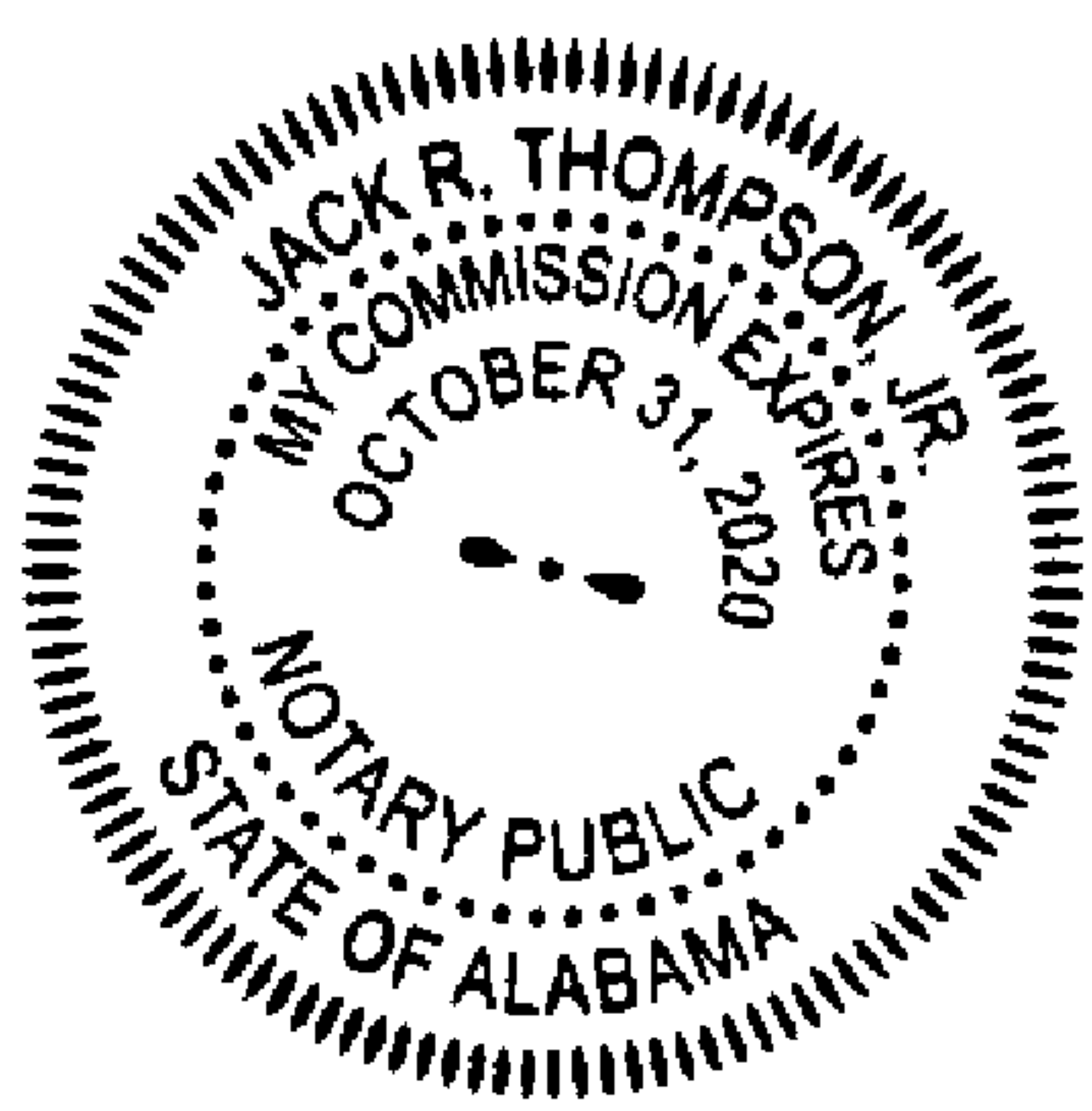
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Geoff E. Eggleton and Cynthia J. Eggleton** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 12<sup>th</sup> day of Nov, 2019

My Commission Expires: 10/31/2020  
[Signature]  
Notary Public

(S E A L)

**ATB 1299**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/13/2019 02:38:05 PM  
\$47.00 CHARITY  
20191113000421520

Allie S. Bayl