

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
JODICO, LLC  
117 Elyton Drive  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

20191127000442990

11/27/2019 03:11:37 PM

DEEDS 1/2

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Catherine Nell Tehranchi, an unmarried woman, whose mailing address is:

704 Old Forest Road, Birmingham AL 35243

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

JODICO, LLC, whose mailing address is:

117 Elyton Dr., Birmingham, AL 35242

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 38, according to the Survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

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

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 12th day of November, 2019.

Catherine Nell Tehranchi  
Catherine Nell Tehranchi

State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Catherine Nell Tehranchi, an unmarried woman 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of November, 2019.

Marcus Hunt  
Notary Public, State of Alabama  
Marcus Hunt  
Printed Name of Notary  
My Commission Expires: 5/12/21



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/27/2019 03:11:37 PM  
\$210.00 CHARITY  
20191127000442990

Allie S. Bayl