

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Yulondia Bonham
289 Union Station Dr
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20200311000097060
03/11/2020 12:06:55 PM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventeen Thousand Eight Hundred Dollars and No Cents (\$17,800.00)**, 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

a married man

Ronald M. Pennington, whose mailing address is:

206 Norwich Forest Dr, Alabaster, AL 35007

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

Yulondia Bonham, whose mailing address is:
289 Union Station Dr, Calera AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 19th Street, Calera, AL 35040** to-wit:

Lot 1, Block 74 of Duston's Map of Calera, as recorded in Map Book 1, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama. Being more particularly described as follows: Begin at the Southwest corner of above said Lot 1 said point being Point of Beginning, thence North 00°29'00" East for a distance of 250.00 feet; thence South 87°00'21" East for a distance of 150.00 feet to a point on the West R.O.W line of 19th Street; thence South 00°29'00" West and along said R.O.W. for a distance of 250.00 feet; thence North 87°00'21" West and leaving said R.O.W line for a distance of 150.00 feet to the Point of Beginning


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

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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.

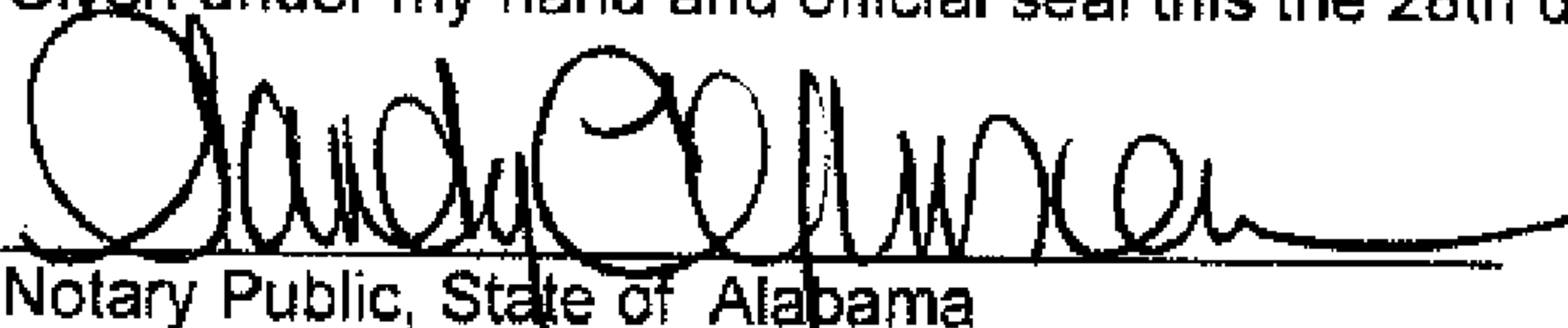
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 28th day of February, 2020.



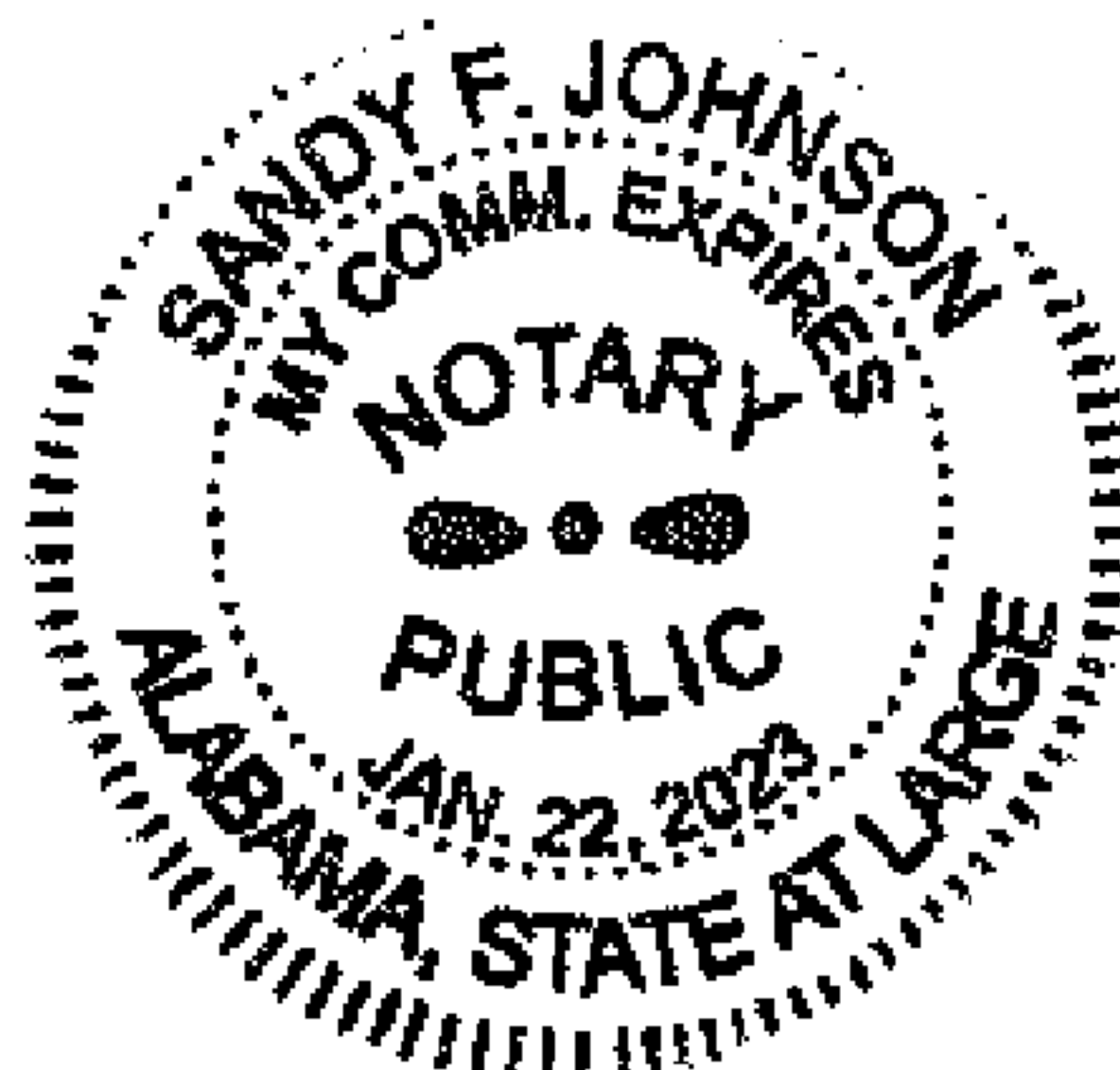
Ronald M. Pennington

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Ronald M. Pennington, 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 28th day of February, 2020.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2020 12:06:55 PM
\$40.00 CHERRY
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Alvin S. Bayl