

PREPARED BY:
William Bradshaw
299 Montgomery Street
Montevallo, AL 35115

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carol Kehoe
330 Shelby Street
Montevallo, AL 35115

MAIL TAX STATEMENTS TO:
Carol Kehoe
330 Shleby Street
Montevallo, AL 35115


20140415000109670 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
04/15/2014 10:59:22 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 14TH day of APRIL, 2014, between William Bradshaw, whose address is 299 Montgomery Street, Montevallo, Alabama 35115, and Julynn Bradshaw, whose address is 299 Montgomery Street, Montevallo, Alabama 35115, a married couple("Grantors"), and Carol Kehoe, a single person, whose address is 330 Shelby Street, Montevallo, Alabama 35115 ("Grantee").

For and in consideration of the sum of \$2500.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantee, the property located in Shelby County, Alabama, described as:

From the intersection of Morgan Street and Middle Street, run westerly along the northern margin of Morgan street 150 feet to a point, hence run northwesterly and parallel with Middle street 75 feet to the point of beginning, from the point of beginning thus established continue to run northwesterly and parallel with Middle street 75 feet, to a point, hence run northeasterly and parallel with Morgan street 75 feet, to a point, hence run southeasterly and parallel with Middle street 75 feet, to a point, hence run northwesterly and parallel with Morgan street 75 feet, to the point of beginning. Subject to restrictions

Prior instrument reference: General Warranty Deed, Volume/Book 3 Map, Page 37, Document No. 1997-02723, of the Recorder of Shelby, Alabama, recorded Monday, January 27, 1997.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Shelby County, AL 04/15/2014
State of Alabama
Deed Tax:\$2.50

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 36-2-03-2-002-009.000 Reynolds Addition to Montevallo Northwest 1/2 of lot 6, block 52

IN WITNESS WHEREOF the Grantors have executed this deed on the 14TH day of APRIL, 2014.

4/14/14
Date

[Signature]
William Bradshaw, Grantor

4/14/14
Date

[Signature]
Julynn Bradshaw, Grantor

The State of Alabama
Shelby County

I, Sandra Byrd, hereby certify that William & Julynn Bradshaw whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand this 14th day of April, A. D. 2014

[Signature]
Notary Public

My Commission expires: MY COMMISSION EXPIRES 8/26/2017

IN WITNESS WHEREOF the Grantee has executed this deed on the 14TH day of APRIL, 2014.

4/14/14
Date

[Signature]
Carol Kehoe, Grantee

The State of Alabama
Shelby County

I, Sandra Byrd, hereby certify that Carol Kehoe whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this

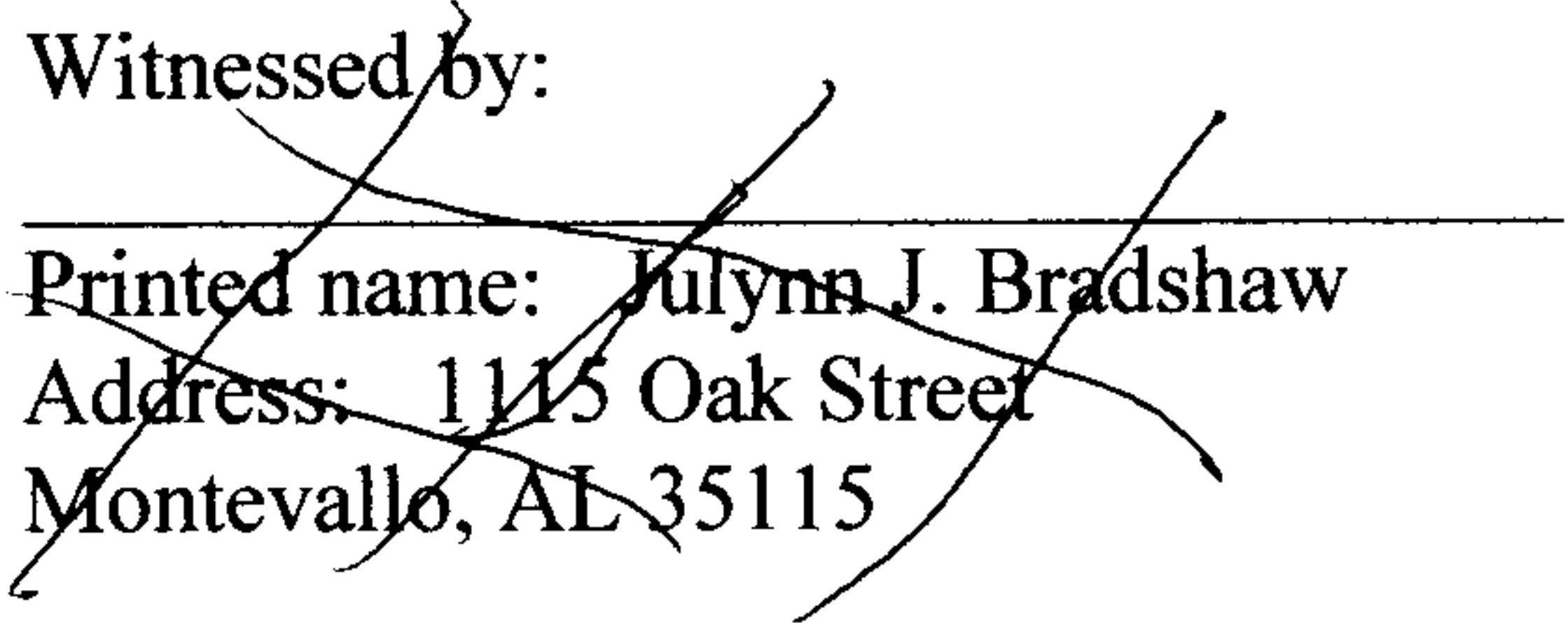
day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand this 14th day of April, A. D. 2014

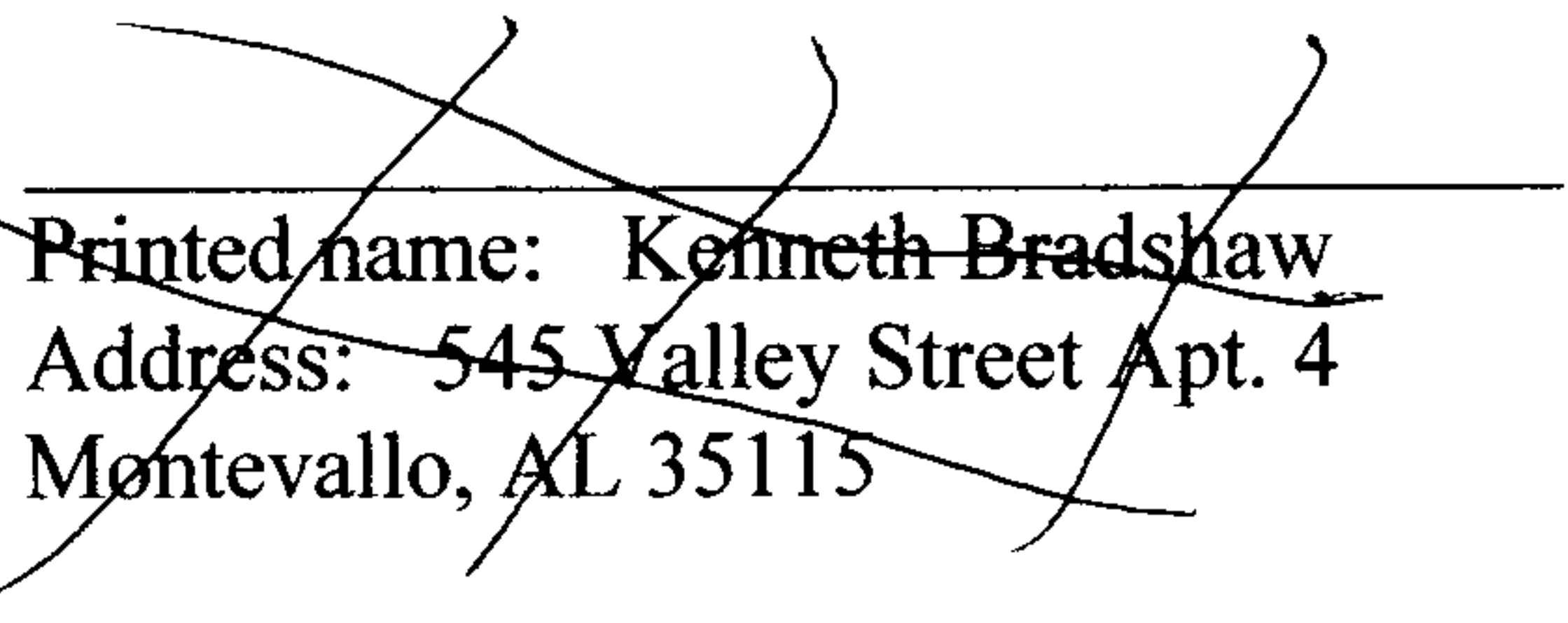

Notary Public

MY COMMISSION EXPIRES 8/28/2017

My Commission expires: _____

Witnessed by:


Printed name: Julynn J. Bradshaw
Address: 1115 Oak Street
Montevallo, AL 35115


Printed name: Kenneth Bradshaw
Address: 545 Valley Street Apt. 4
Montevallo, AL 35115


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