

This instrument was prepared by:
Nedra M. Garrett
1097 Old Mill Run
Leeds, AL 35094

Send tax notice to:
Eric McKendall
129 Meadow Croft Lane
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Jefferson



20150904000309480 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
09/04/2015 10:20:42 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty-Four Thousand and NO/100-----(\$154,000.00)** Dollars, 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 whereof is acknowledged I or we

Lisa Fehn and husband, Mark Fehn, whose mailing address is:

684 Lake Crest Dr. Hoover, AL 35226

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

Eric McKendall, whose mailing address is:

129 Meadow Croft Lane, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is: **129 Meadow Croft Lane, Birmingham, AL 35242 to-wit:**

Lot 29, according to the Survey of Meadow Brook Townhomes, as recorded in Map Book 10, page 2, in the Probate Office of Shelby County, Alabama.

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

\$146,300.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted



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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 we have hereunto set our hand(s) and seal(s) this 31st day of August, 2015.

Lisa Fehn
Lisa Fehn

Mark Fehn
Mark Fehn

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa Fehn and husband, Mark Fehn, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2015.

Nedra M. Garrett
NOTARY PUBLIC

My Commission expires: 6/26/16

