

This instrument was prepared by:
Marcus L. Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send tax notice to:
Ashley Crocker
6038 Townley Ct
McCalla, AL 35111

GENERAL WARRANTY DEED

State of Alabama
County of Jefferson


20150909000314390 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
09/09/2015 09:11:29 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Two Thousand and No/100---(\$122,000.00)
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

**Stephanie R. Nix Denney and husband, Steven William Denney, whose mailing address
is:**

5504 CEDONY LANE HOOVER, AL 35224

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

Ashley Crocker, whose mailing address is:

(herein referred to as grantee, whether one or more), the following described real estate,
situated in JEFFERSON County, Alabama, **the address of which is: 6038 Townley Ct., McCalla,
AL 35111** to-wit

Lot 38, according to the As Built record Map of Cheshire Parc Townhomes, First Sector, Phase 2, as
recorded in the Map Book 42, Page 15 in the Office of the Judge of Probate of Jefferson County,
Alabama.

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

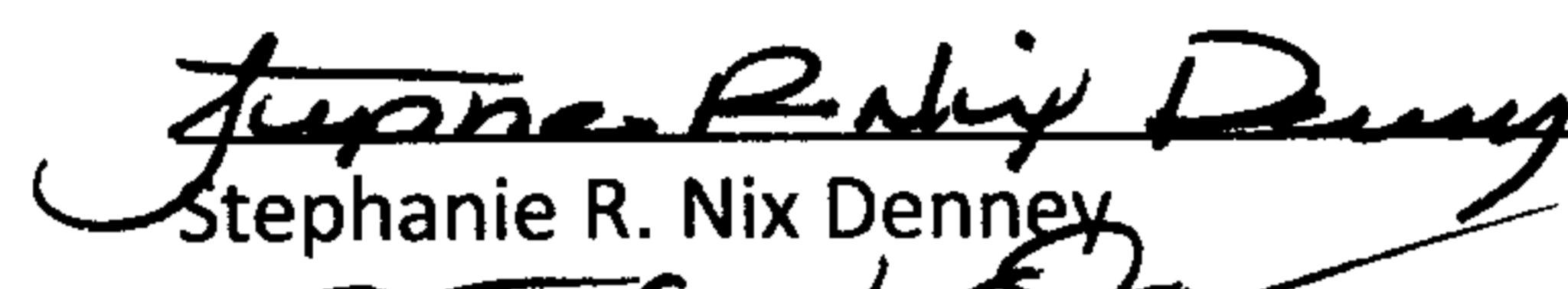
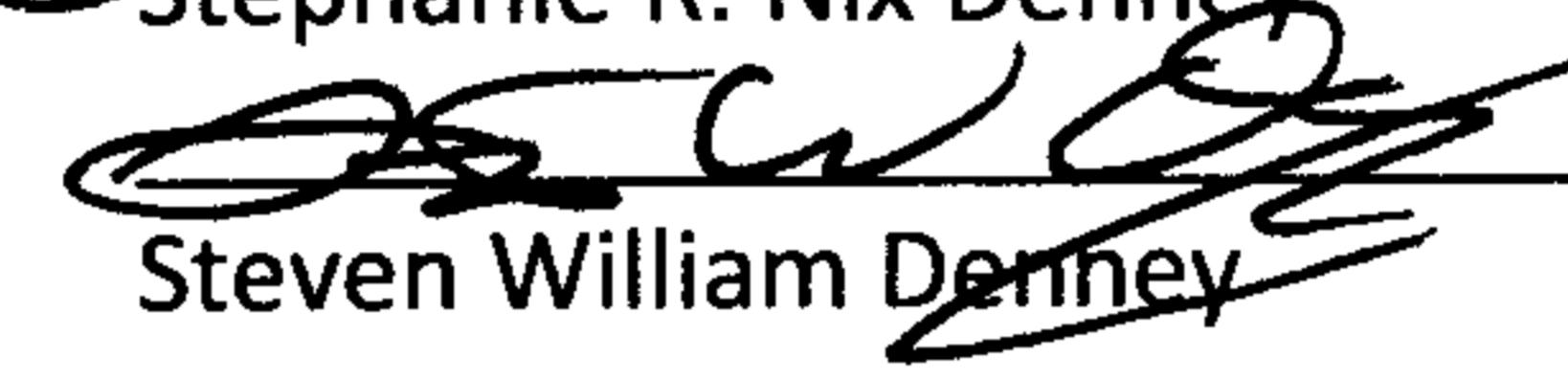
\$119,790.00 of the above recited purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Stephanie R. Nix and Stephanie R. Nix Denney are one and the same person.

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 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.

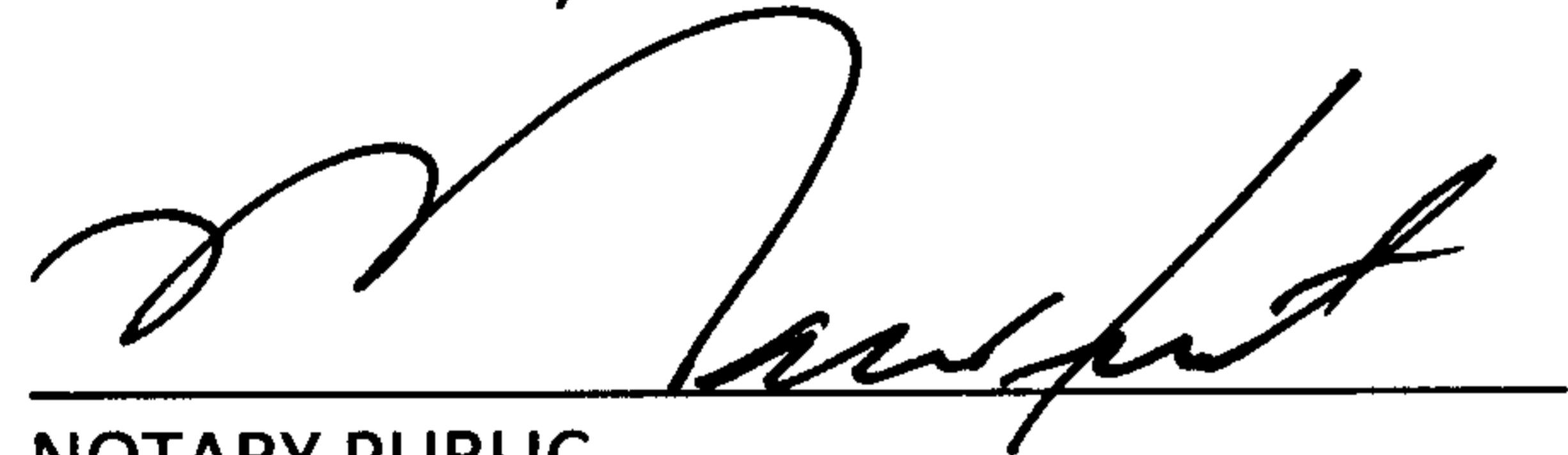
IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 28th day of August, 2015.


Stephanie R. Nix Denney

Steven William Denney

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie R. Nix Denney and husband, Steven William Denney, 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 28th day of August, 2015.


NOTARY PUBLIC

My Commission expires: 5/13/17


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