

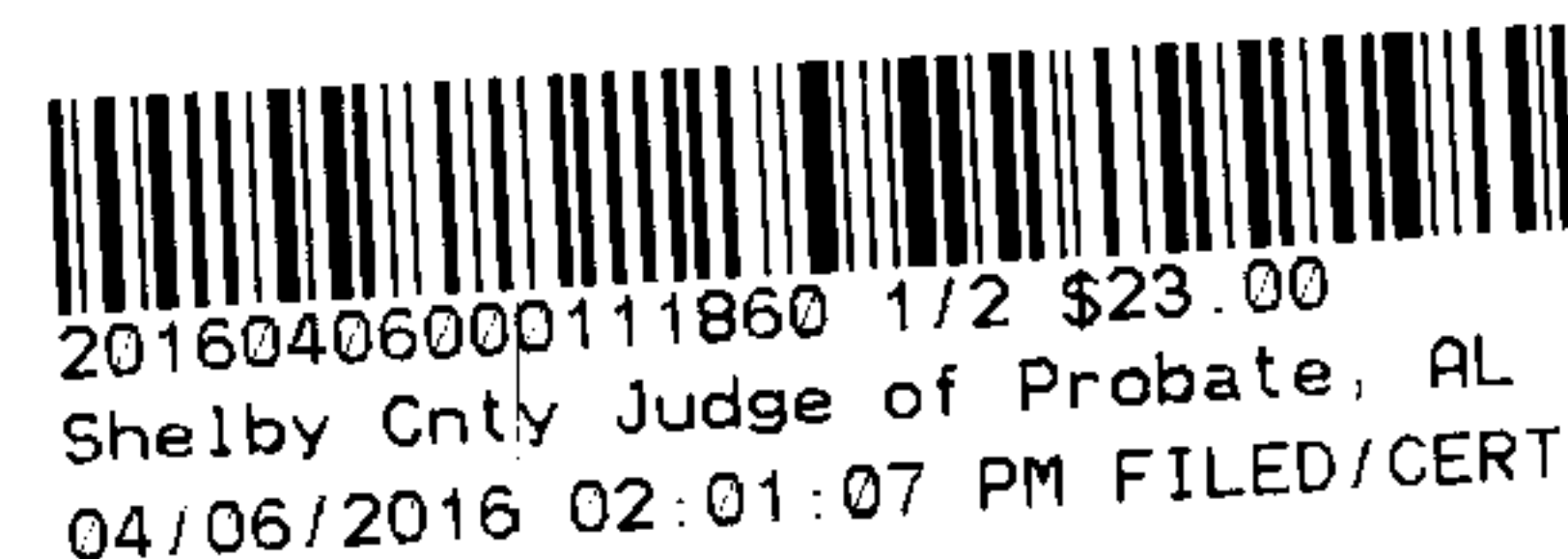
16-2195

Send tax notice to: Ingrid E. Berky, 294 Hidden Creek Trail, Pelham, AL 35124

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

GENERAL WARRANTY DEED

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred fifteen thousand and no/100 (\$115,000.00) 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

Gerald L. Parton, an unmarried man
whose mailing address is: ✓ 6322 Wescates Ct. Brentwood, TN 37027

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

whose mailing address is: **294 Hidden Creek Trail, Pelham, AL 35124**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 294 Hidden Creek Trail, Pelham, AL 35124** to-wit:

Lot 64, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49 in the Office of the Judge of probate of Shelby County, Alabama.

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

\$109,250.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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 we have hereunto set our hands(s) and seal(s) this 30 day of ✓ March, 2016.

Shelby County, AL 04/06/2016
State of Alabama
Deed Tax: \$6.00

X Gerald L. Parton (Seal)
GERALD L. PARTON

____ (Seal)



STATE OF ✓ TN
COUNTY OF ✓ Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald L. Parton, an unmarried man, whose name(s) 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 30 day of ✓ March, 2016.

Patricia H. Neal
NOTARY PUBLIC

My commission expires: ✓ 07.02.18



20160406000111860 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
04/06/2016 02:01:07 PM FILED/CERT