

Send tax notice to: Mary Ella McGrew, 718 Cahaba Manor Dr., Pelham, Al. 35124

16-2668

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

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-four thousand nine hundred and no/100 (\$94,900.00) Dollars, **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,

Justin Fielder, an unmarried man, whose mailing address is:

1990 Brickell Ave., Apt. A, Miami, FL 33129
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mary Ella McGrew, whose mailing address is:

718 Cahaba Manor Dr., 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: 718 Cahaba Manor Dr., Pelham, Al. 35124** to-wit:

Lot 83, according tot he Survey of Cahaba Manor Townhomes, as recorded in Map Book 6, Page 105 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$93,180.00 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 ____ day of June, 2016.

Justin Fielder by & through his agent Gabriel Henderson
(Seal)

JUSTIN FIELDER BY & THROUGH HIS AGENT
GABRIEL HENDERSON

(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

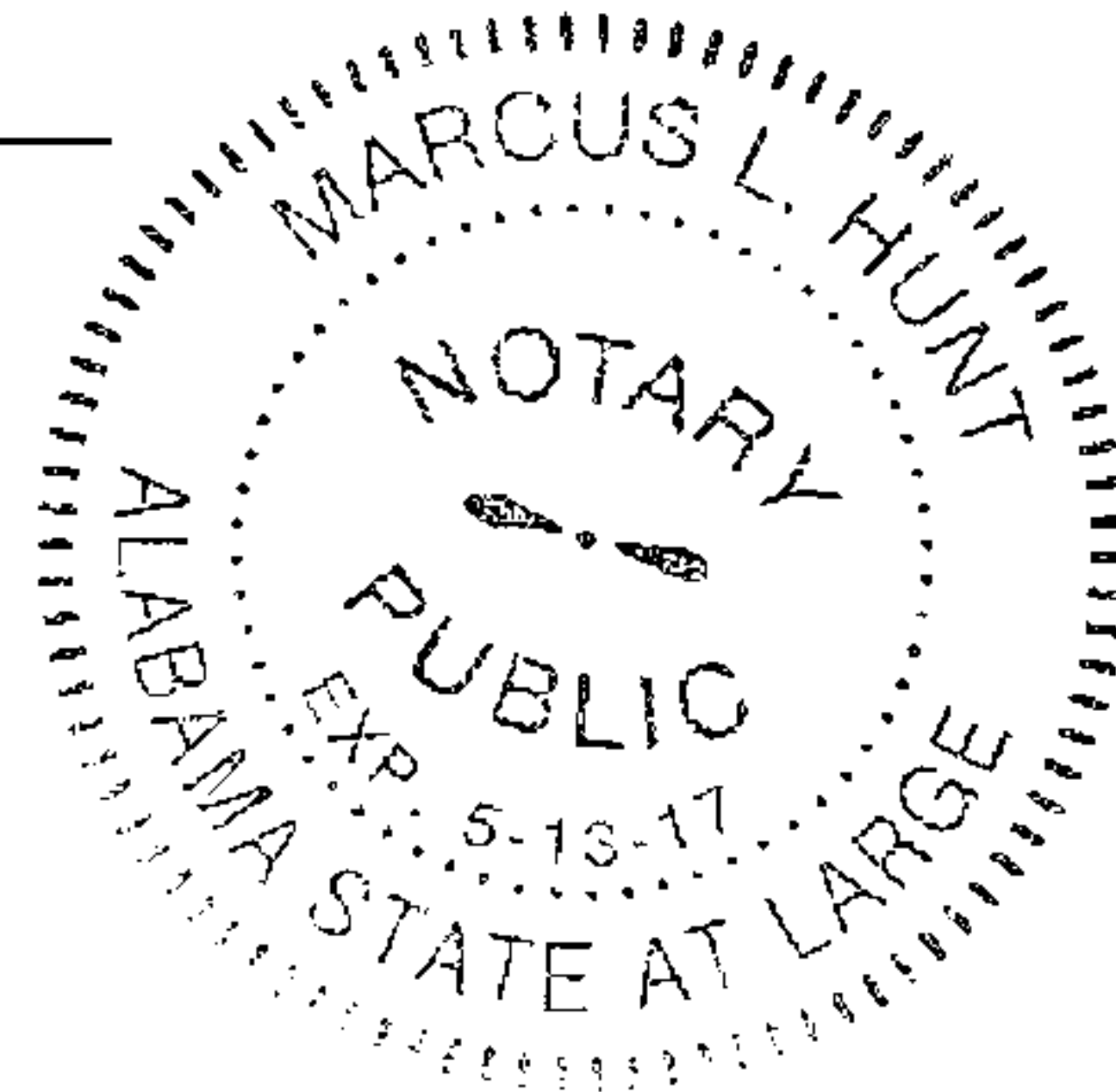
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gabriel Henderson under Specific Durable Power of Attorney for Justin Fielder, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me acknowledged be me that being informed of the contents of this conveyance, she in her capacity as Attorney in Fact under Specific Durable Power of Attorney for Justin Fielder, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of June, 2016.

Marcus L. Hunt

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2016 10:32:12 AM
\$20.00 CHERRY
20160705000231410

J. Fuhrmeister