

Send tax notice to: Gwen Y. Dennis, 2437 Oneal Way, Birmingham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred fifty-eight thousand and no/100 (\$458,000.00) 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

Greg Robertson and his wife Jennifer Robertson, whose mailing address is:

1911 Lasso Circle Columbia, MO 65201

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

Gwen Y. Dennis, whose mailing address is: 2437 Oneal Way, 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: 2437 Oneal Way, Birmingham, AL 35242** to-wit:

Lot 78, according to the Survey of Kirkman Preserve, Phase 3, as recorded in Map Book 44, Page 58 A & B, in the Office of the Judge of Probate of Shelby County Alabama.

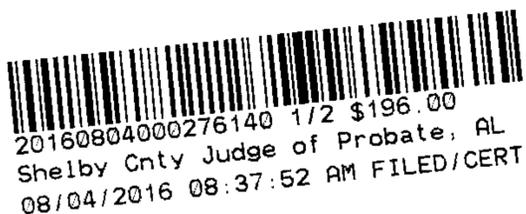
Subject to: All easements, restrictions and rights of way of record.

\$280,000 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 hand(s) and seal(s) this 26th day of July, 2016.



Shelby County, AL 08/04/2016
State of Alabama
Deed Tax: \$178.00

16-2858



GREG ROBERTSON (Seal)

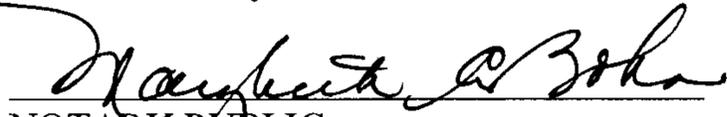


JENNIFER ROBERTSON (Seal)

STATE OF ~~ALABAMA~~ *Missouri*
COUNTY OF ~~JEFFERSON~~ *Boone*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg Robertson and his wife Jennifer Robertson, whose name 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 26th day of July, 2016.



NOTARY PUBLIC

My commission expires: 11/28/16

