

Send tax notice to: Josiah M. Erwin, 306 Calloway Terrace, Pelham, Al. 35124

16-2940

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 twenty-nine thousand and no/100 (\$129,000.00)**
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

Katherine Allsopp Thomas and her husband Mike Thomas and whose mailing address is:

120 West Glenwood Dr Homewood AL 35209

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

Josiah M. Erwin, whose mailing address is: 306 Calloway Terrace, 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: 306 Calloway Terrace, Pelham, Al. 35124**
to-wit:

Lot 46, according to the Survey of Callaway Cove Townhomes, Plat No. 2, as recorded in Map
Book 37, page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$126,663.00 of the above mentioned purchase price was paid for from a mortgage loan which was
closed simultaneously herewith.

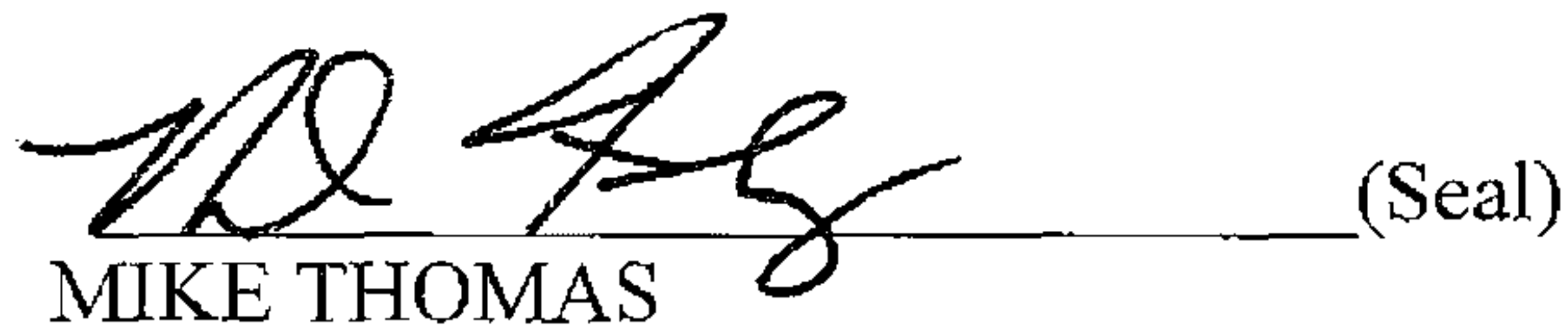
\$3870.00 of the above mentioned purchase price was paid for from a second mortgage loan which
was closed simultaneously herewith and which is second and subordinate to the first mortgage
recited above.

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 22nd day of
August, 2016.

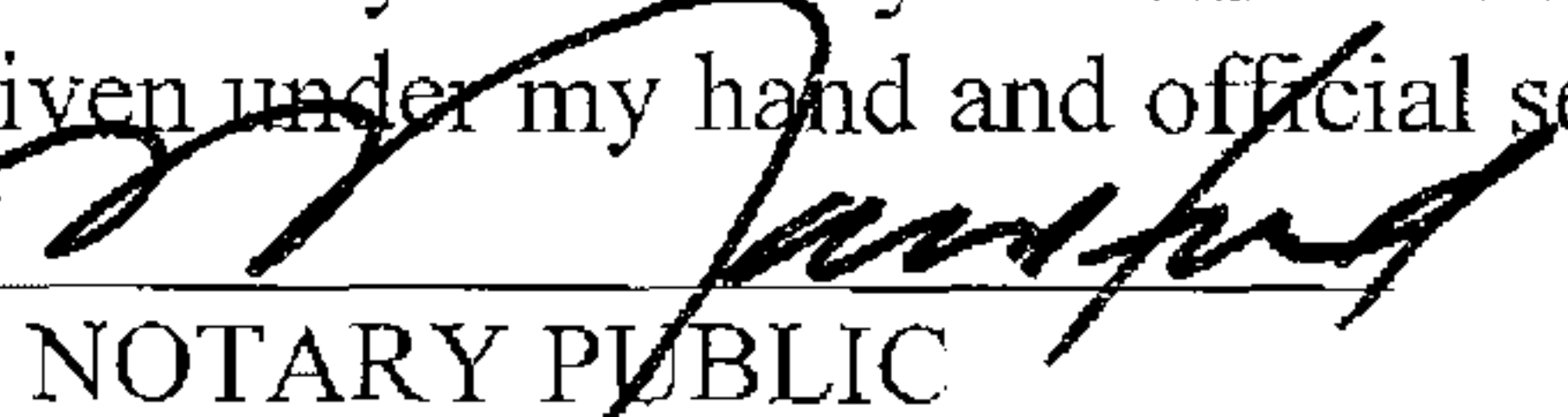

KATHERINE ALLSOPP THOMAS


MIKE THOMAS

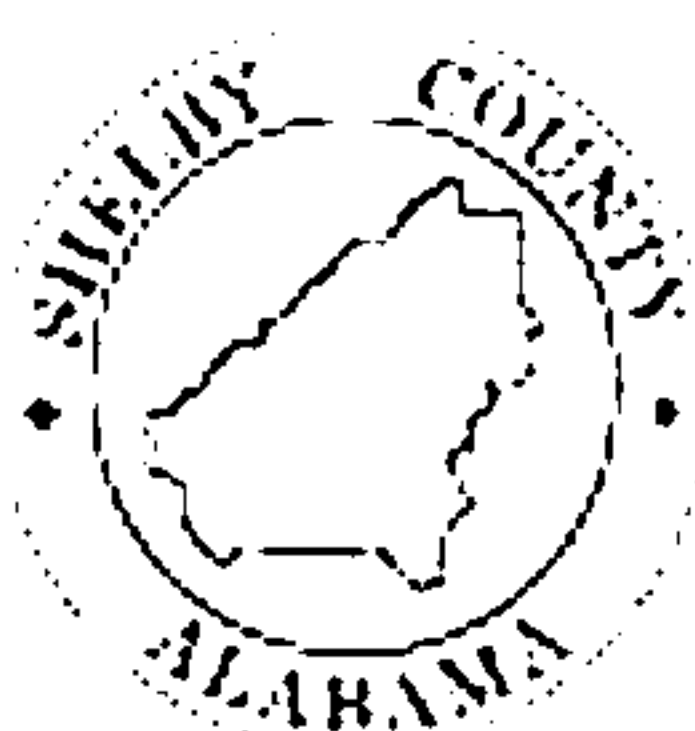
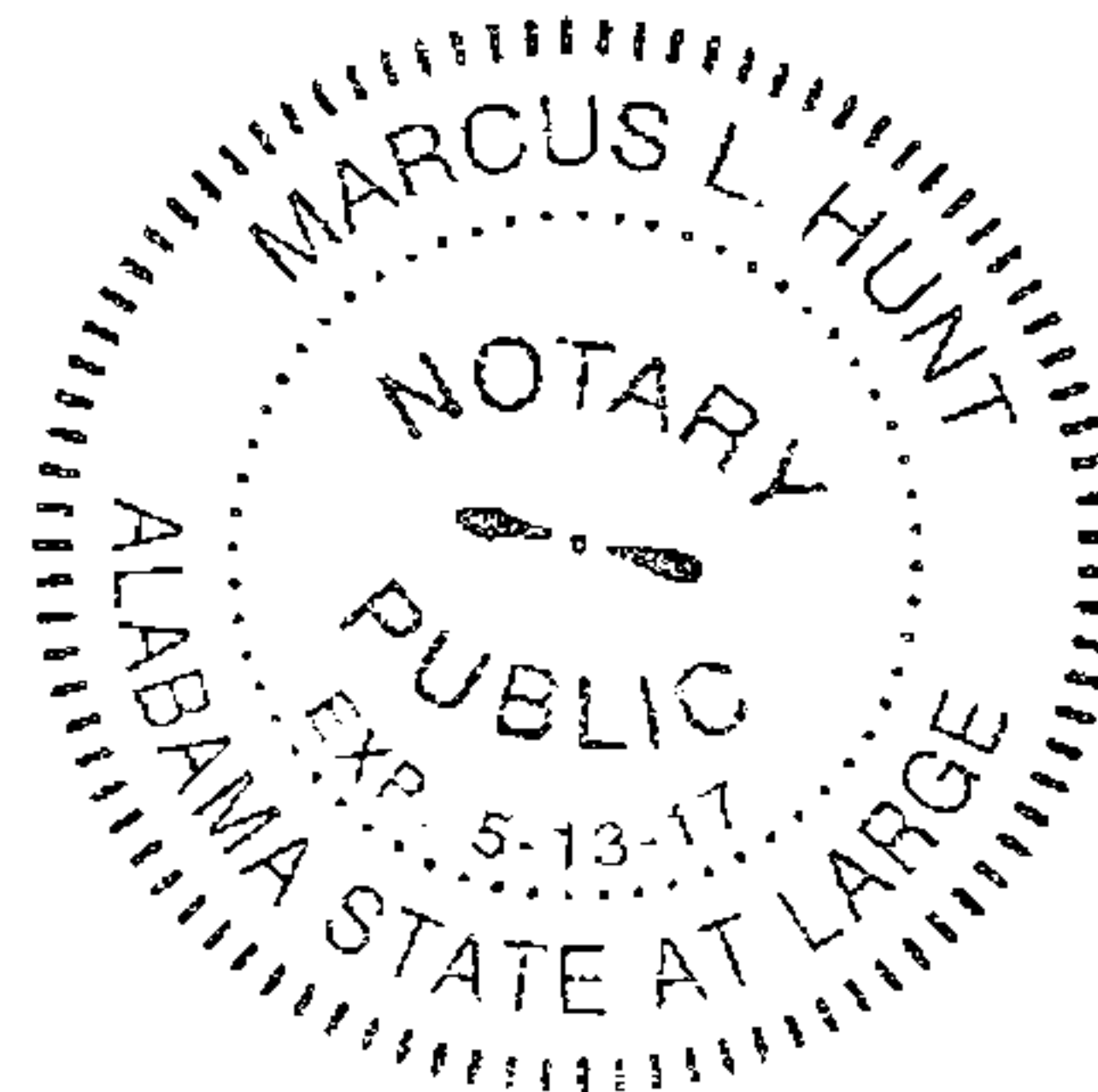
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katherine Allsopp Thomas and her husband Mike Thomas 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 22nd day of August, 2016.


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
08/24/2016 08:31:39 AM
\$19.00 CHERRY
20160824000305240

