

16-139

20161103000406160  
11/03/2016 02:12:14 PM  
DEEDS 1/2

Send tax notice to: Victorino Sanchez Cotlame and Amanda S. Sanchez, 1524 King Charles Court,  
Alabaster, AL 35007

This instrument was prepared by:  
Nedra M. Garrett, Attorney  
McClinton Garrett & Associates, LLC  
1401 Doug Baker Boulevard, Suite 107-122  
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Thousand and No/100 (\$120,000.00) 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

**Walford A. Pickering and Megan M. Pickering, husband and wife, whose mailing address is:**

200 Red Bay Maylene, AL 35114  
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**Victorino Sanchez Cotlame and Amanda S. Sanchez, whose mailing address is:**

1524 King Charles Court, Alabaster, AL 35007  
(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1524 King Charles Court, Alabaster, AL 35007** to-wit

Lot 67, according to the Survey of Kingwood First Addition, as recorded in Map Book 6, Page 90, in the Probate Office of Shelby County, Alabama.

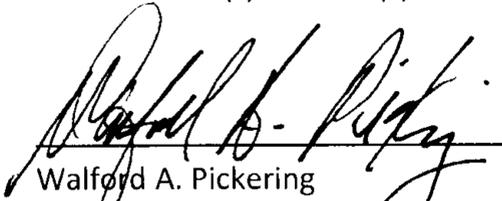
Subject to: All easements, restrictions and rights of way of record.

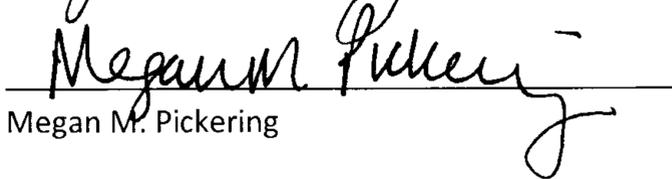
\$116,844.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 31<sup>st</sup> day of October, 2016.

  
 \_\_\_\_\_  
 Walford A. Pickering

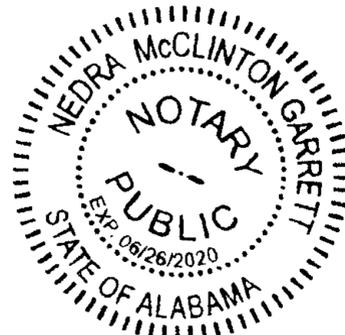
  
 \_\_\_\_\_  
 Megan M. Pickering

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Walford A. Pickering and Megan M. Pickering**, a married couple 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 31<sup>st</sup> day of October, 2016.

  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 My Commission expires: 6/26/2020



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 11/03/2016 02:12:14 PM  
 \$21.50 CHERRY  
 20161103000406160

