

16-3420

Prepared by:
Robert McNearney
2870 Old Rocky Ridge Rd.
Ste 160
Birmingham, AL 35243

20161220000465030
12/20/2016 03:32:31 PM
DEEDS 1/2

Send Tax Notice To:
Judith L Becker
179 Cove Lane
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Eight Thousand Seven Hundred Dollars and No Cents (\$198,700.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Nancy Roberts Foreman and Cullie Monette Foreman, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Judith L Becker (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 2847, according to the Corrected Map of Weatherly Highlands, The Cove, Sector 28, Phase II, as recorded in Map Book 30, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$158,960.00 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.

20161220000465030 12/20/2016 03:32:31 PM DEEDS 2/2

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 15th day of December, 2016.

Nancy Roberts Foreman
Nancy Roberts Foreman

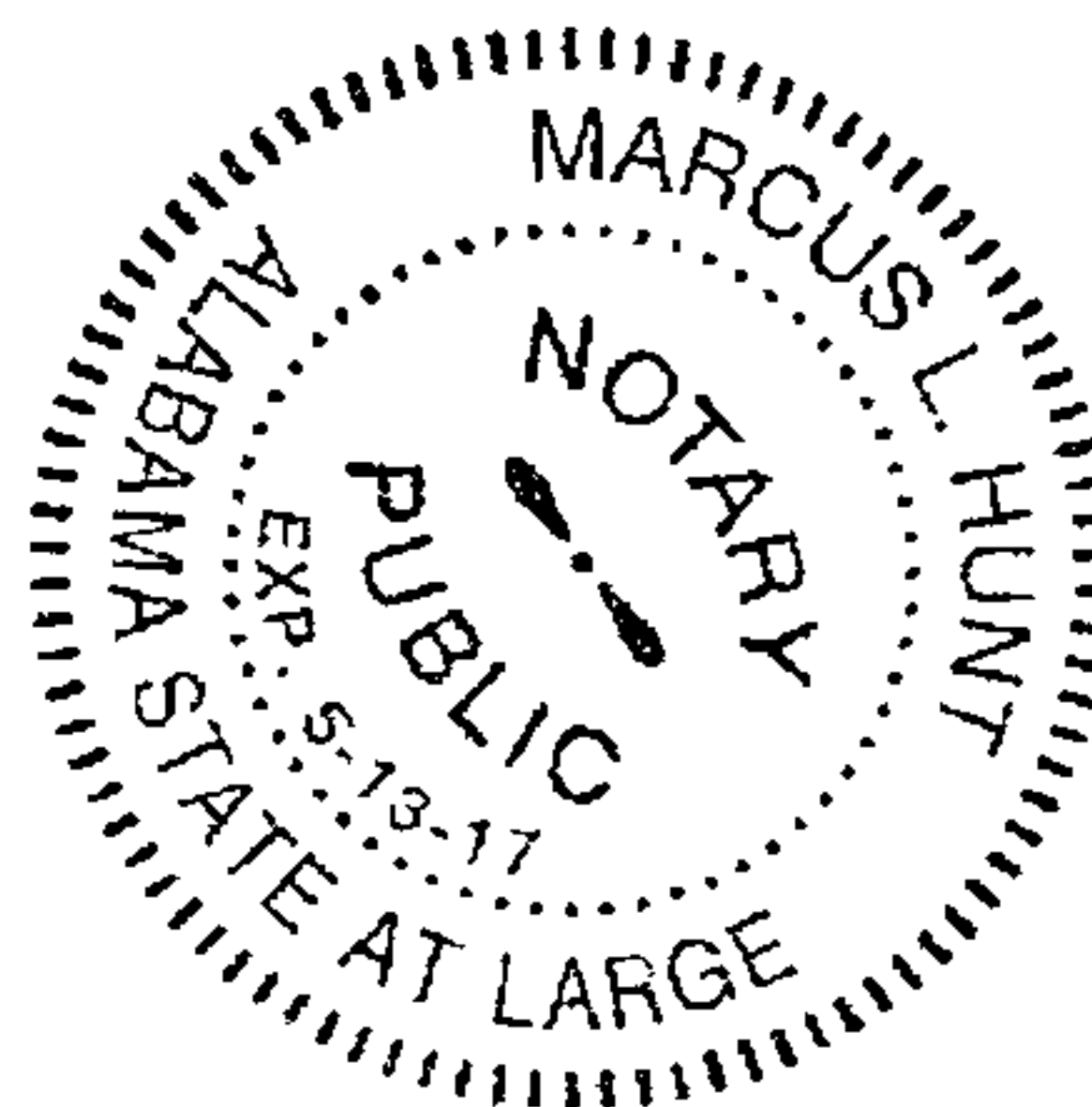
Cullie M Foreman
Cullie Monette Foreman

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Nancy Roberts Foreman and Cullie Monette Foreman, husband and wife 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of December, 2016.

Marcus Hunt
Notary Public, State of Alabama
Marcus Hunt
Printed Name of Notary
My Commission Expires: 5/13/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/20/2016 03:32:31 PM
\$58.00 DEBBIE
20161220000465030

James W. Fuhrmeister