

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Ann B. Yates
4818 Caldwell Mill Lane
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Forty-Five Thousand and 00/100 (\$245,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **William J. Honea and Emily Honea, husband and wife**, (hereinafter referred to as GRANTORS), whose address is 347 Highland View Drive, Birmingham, Alabama, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ann B. Yates**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 27, according to the Survey of Old Mill Trace, Second Sector, as recorded in Map Book 8 page 156 in the Probate Office of Shelby County, Alabama.

Property Address: 4818 Caldwell Mill Lane, Birmingham, AL 35242

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 16th day of January, 2017.



20170117000019680 1/1 \$250.00
Shelby Cnty Judge of Probate, AL
01/17/2017 10:29:10 AM FILED/CERT

William J. Honea

Emily Honea

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William J. Honea and Emily Honea, husband and wife 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 the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of January, 2017.

NOTARY PUBLIC
My Commission Expires: 8/14/17

Shelby County, AL 01/17/2017
State of Alabama
Deed Tax: \$245.00