

Send tax notice to : Cheryl Jackson, 1337 Caliston Way, Pelham, Al. 35124

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This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

**20170606000199500**  
**06/06/2017 03:15:06 PM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred ninety-nine thousand nine hundred and no/100 (\$299,900.00) 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

Ava Denise Taylor, an unmarried woman and Corrinne Pharr Taylor, an unmarried woman, whose mailing address is:

446 Oxford Way, Pelham, AL 35124

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

Cheryl Jackson

**whose mailing address is: 1337 Caliston Way, 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: 1337 Caliston Way, Pelham, Al. 35124** to-wit:

Lot 543, according to a Resurvey of Lots 501-520, 543-553 and 557-561, Caliston at Ballantrae Phase 1, as recorded in Map Book 33, Page 132, in the Probate Office of Shelby County, Alabama.

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

TO HAVE AND TO HOLD unto 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 5th day of June, 2017.

*Ava Denise Taylor* (Seal)  
AVA DENISE TAYLOR

*Corrinne Pharr Taylor by Ava Denise Taylor as Her Attorney In Fact* (Seal)  
CORRINNE PHARR TAYLOR BY AVA DENISE TAYLOR AS  
HER ATTORNEY IN FACT

State of ALABAMA  
County of JEFFERSON

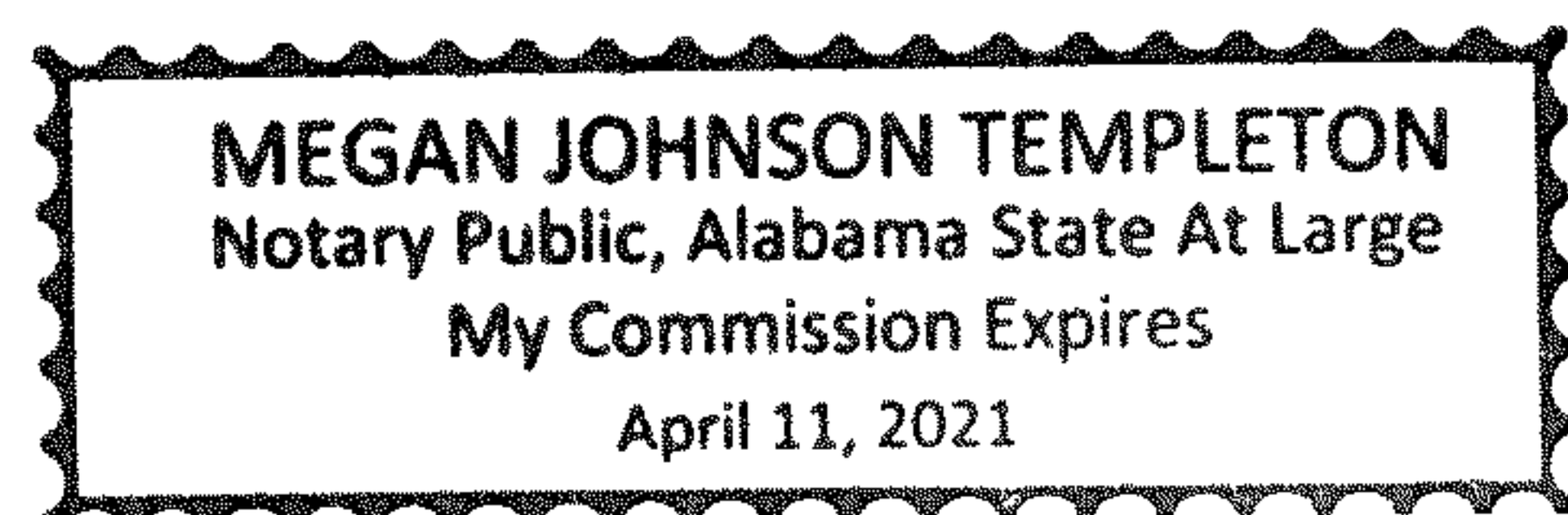
I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Ava Denise Taylor, an unmarried woman, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 5<sup>th</sup> day of June, 2017.

*Megan Johnson Templeton*

NOTARY PUBLIC

My commission expires: 4/11/2021



State of Alabama  
County of Jefferson

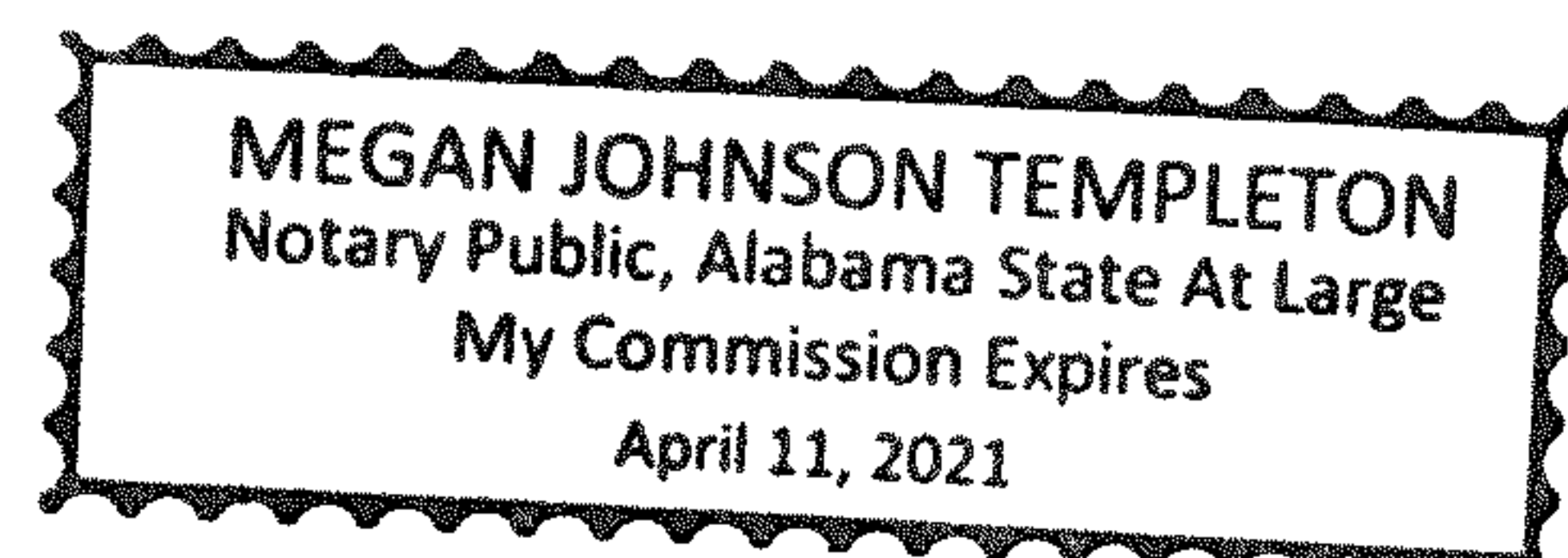
I, the undersigned, a Notary Public in and for said County in said State hereby certify that Ava Denise Taylor under General Durable Power of Attorney with Health Care Provisions, for Corrine Pharr Taylor, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact under General Durable Power of Attorney with Health Care Provisions for Corrinne Pharr Taylor, has executed the same voluntarily on the day the same bears date.

Given under my hand this the 5<sup>th</sup> day of June, 2017.

*Megan Johnson Templeton*

NOTARY PUBLIC

My commission expires: 4/11/2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/06/2017 03:15:06 PM  
\$317.00 CHERRY  
20170606000199500

*James W. Fuhrmeister*