

Send tax notice to: Jessica K. Godwin, 145 Horseshoe Cir., Alabaster, AL 35007

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

20170612000205260
06/12/2017 09:37:29 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred seventy-two thousand and no/100 (\$172,000.00) 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

Matthew Hanes Braxton Smith and his wife Jesslyn Harrison Smith, whose mailing address is:

900 Gene Terry Rd ; Dothan, AL 36301

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

Jessica K. Godwin, whose mailing address is: 145 Horseshoe Cir., Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 145 Horseshoe Cir., Alabaster, AL 35007** to-wit:

Lot 411, according to the Survey of Final Plat Stage Coach Trace, Sector 4, as recorded in Map Book 30, Page 45, in the Probate Office of Shelby County, Alabama.

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

\$136,000 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Matthew Hanes Braxton Smith is one and the same as Matthew H.B.Smith. The title being held in the name of Matthew H.B.Smith.

Jesslyn Harrison Smith is one and the same as Jesslyn H. Smith. The title being held in the name of Jesslyn H. Smith.

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 hand(s) and seal(s) this 9th day of June, 2017

 (Seal)

MATTHEW HANES BRAXTON SMITH

 By and through
her agent, 

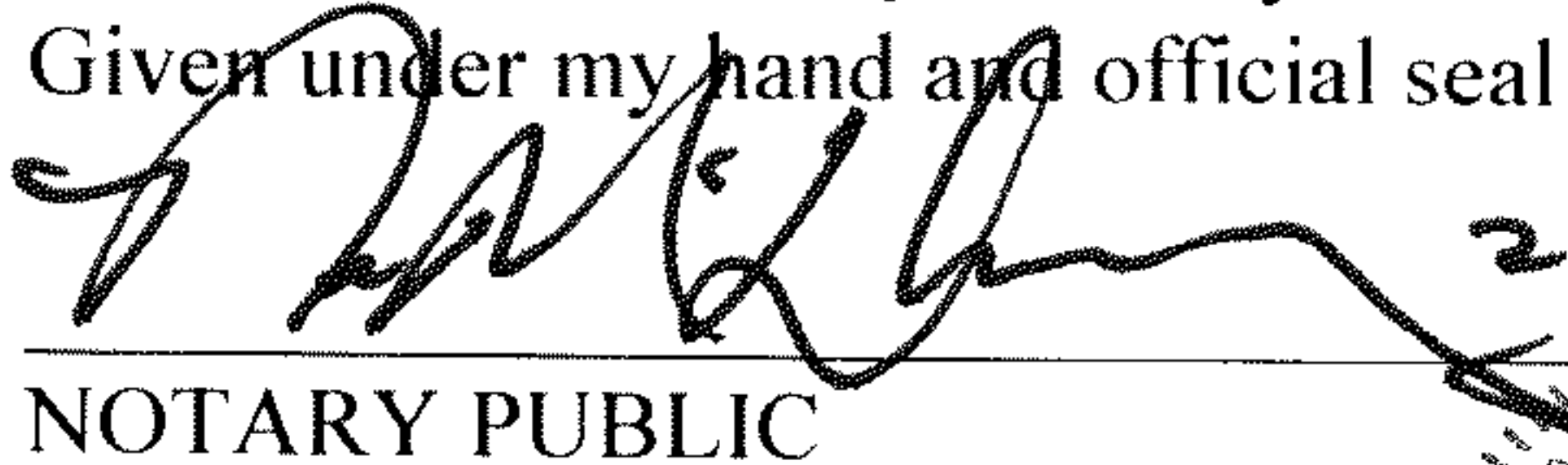
(Seal)

JESSLYN HARRISON SMITH, BY AND THROUGH
HER AGENT, MATTHEW HANES BRAXTON
SMITH

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Hanes Braxton Smith and his wife Jesslyn Harrison Smith, 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 conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of June, 2017.



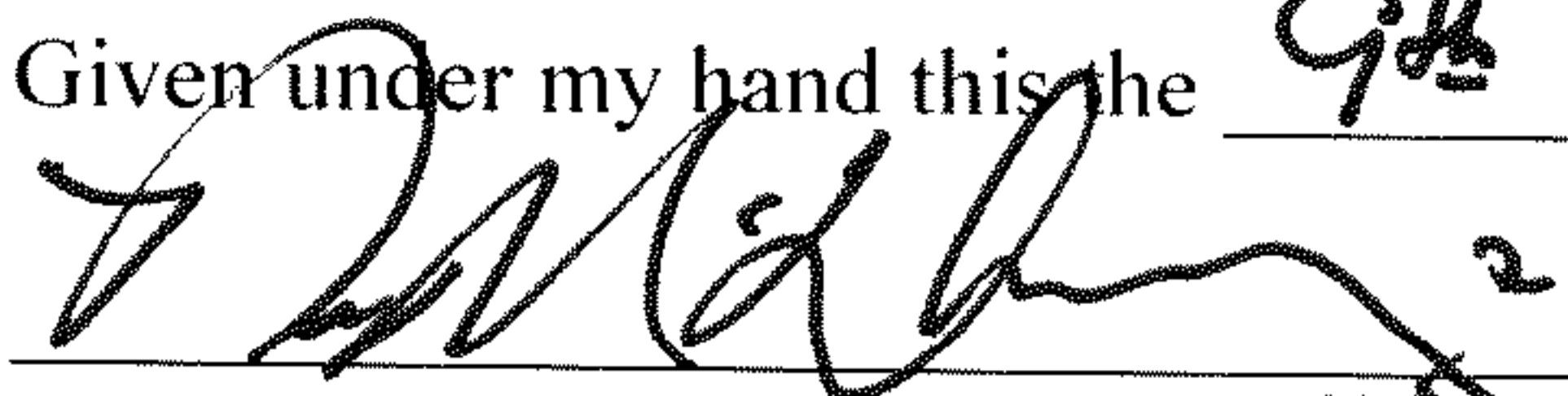
NOTARY PUBLIC

My commission expires: 11/5/17

STATE OF ALABAMA
COUNTY OF JEFFERSON

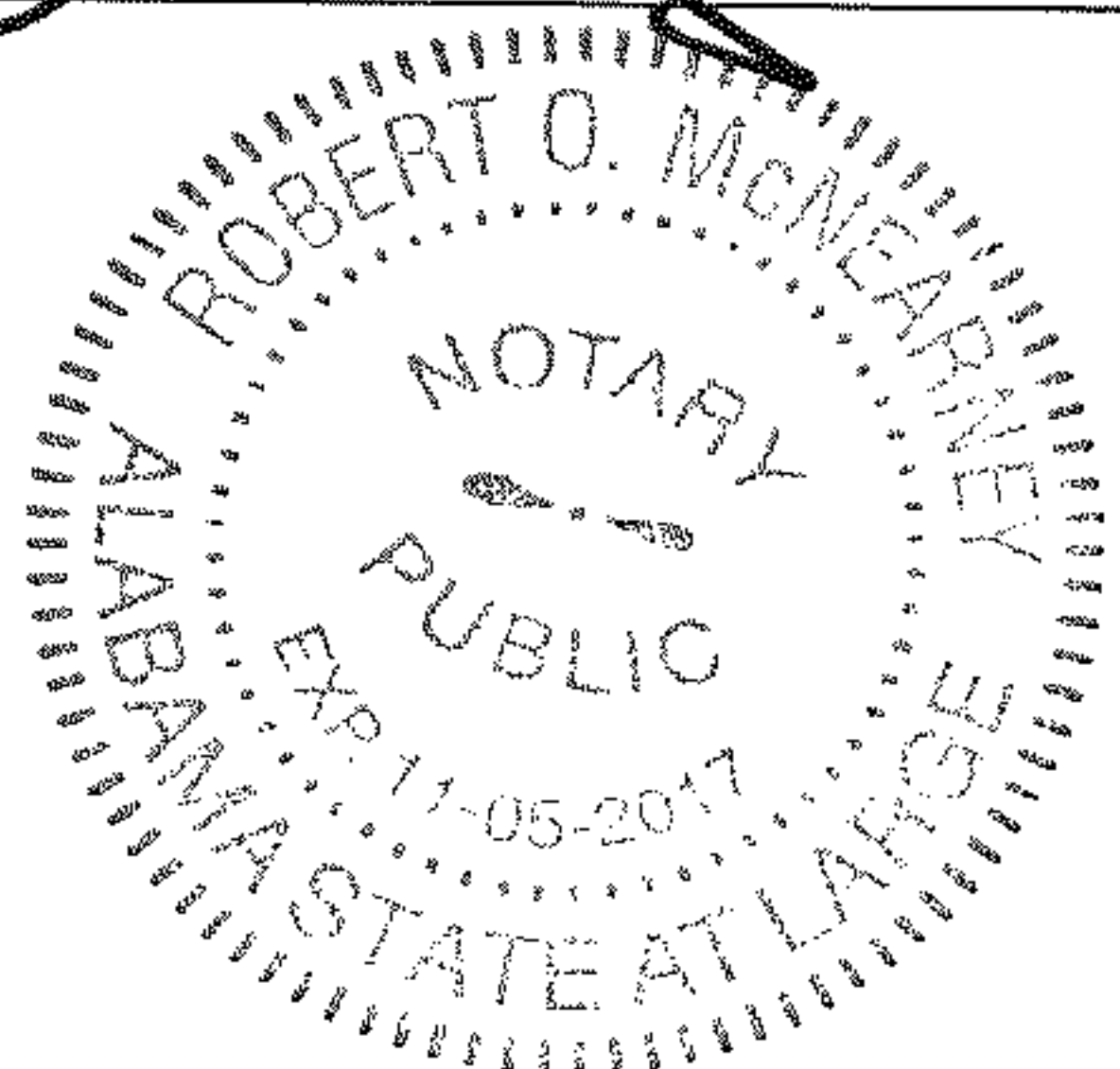
I, the undersigned, a Notary Public in and for said county in said state hereby certify that Matthew Hanes Braxton Smith under Specific Durable Power of Attorney for Jesslyn Harrison Smith, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he is in his capacity as such Agent under Durable Power of Attorney for Jesslyn Harrison Smith has executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of June, 2017.



NOTARY PUBLIC

My commission expires: 11/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/12/2017 09:37:29 AM
\$190.00 CHERRY
20170612000205260

