

20170630000233660
06/30/2017 08:25:06 AM
DEEDS 1/2

Send tax notice to: Elsa Perez de Prada and Edgardo Prada, 412 Park Village 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 and Forty Thousand and No/100 (\$140,000.00) 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

Alvin T. Pettway and Danielle D. Pettway, husband and wife, whose mailing address is: 104 Weeping Willow Drive, Chelsea, AL 35043
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Elsa Perez de Prada and Edgardo Prada, whose mailing address is: 412 Park Village 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: 412 Park Village Court, Alabaster, AL 35007** to-wit

Lot 134, Final Plat of Park Forest Village, as recorded in Map Book 31, page 51, in the Probate Office of Shelby County, Alabama.

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

\$137,464.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Danielle D. Pettway is one and the same as Danielle R. Davis, one of the grantee's in the deed recorded in Instrument Number 20050404000151700.

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 27th day of June, 2017.

Alvin T. Pettway
Alvin T. Pettway

Danielle D. Pettway
Danielle D. Pettway

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alvin T. Pettway and Danielle D. Pettway**, 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.

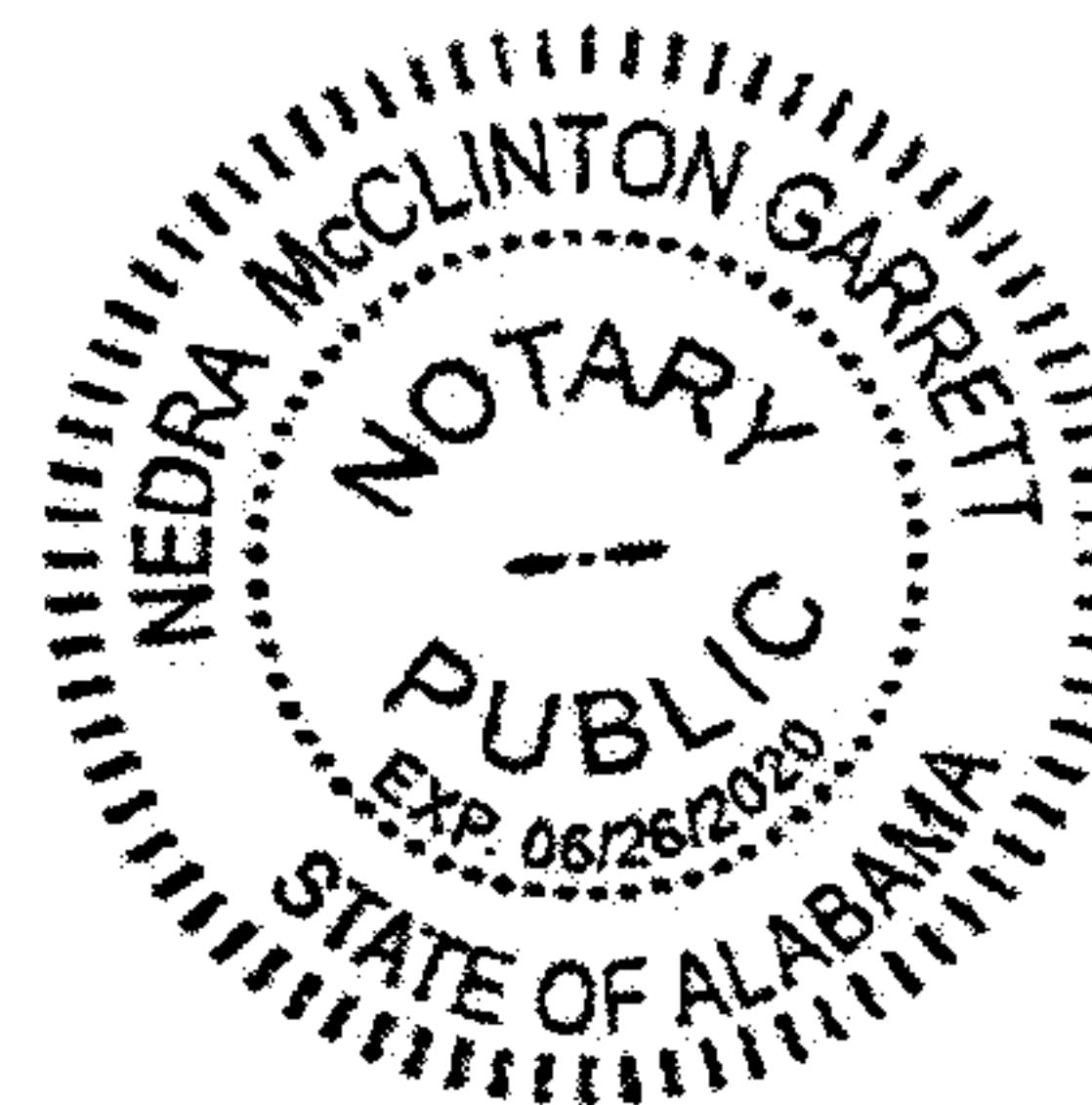
Given under my hand and official seal this the 27th day of June, 2017.

Nedra McClinton Garrett

NOTARY PUBLIC

My Commission expires:

6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/30/2017 08:25:06 AM
\$21.00 CHERRY
20170630000233660

James W. Fuhrmeister