Shelby County, AL 07/06/2017 State of Alabama Deed Tax:\$30.00

20170706000240090 1/2 \$48.00 Shelby Cnty Judge of Probate, AL 07/06/2017 01:11:32 PM FILED/CERT

STATE OF ALABAMA )
SHELBY COUNTY )

SEND TAX NOTICE TO: 545 Chesser Reserve Circle Chelsea, AL 35043

PRESENTS, KNOW ALL MEN BY THESE that for consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00) to the undersigned WINSTON C. PODY, JR., and wife LISA O. PODY, whose present address is 545 Chesser Reserve Circle, Chelsea, AL 35043, herein referred to as Grantors, in hand paid by KATHLEEN PENTON, herein referred to as Grantee, whose present address is 1404 Stonehill Road, Sylacauga, AL 35150, the receipt whereof is hereby acknowledged, the said Grantors do grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama:

Lot 35, According to the Map and survey of Chesser Reserve, Phase I, as recorded in Map Book 38, Page 115 A & B, in the Probate office of Shelby County, Alabama.

Parcel # 58-09-8-27-0-007-035.000

Subject Property Address: 545 Chesser Reserve Circle Chelsea, AL 35043

TO HAVE AND TO HOLD unto the said Grantee, and the heirs and assigns of the Grantee forever.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as herein stated; that they have a good right to sell and convey the

same as aforesaid; that they will and their heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this  $5^{th}$  day of 2017.

Winston C. Pody (SEAL)

Lisa O. Pody (SEAL)

STATE OF ALABAMA )
TALLADEGA COUNTY )

I, the undersigned authority in and for this County and State, hereby certify that WINSTON C. PODY and wife LISA O. PODY, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

, 2017.

Notary Public

This document prepared by:
BELL AND MCCONATHA ATTORNEYS, LLC
POST OFFICE BOX 101
SYLACAUGA, AL 35150
(256) 245-7486

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