

Prepared by:
Robert McNearney
2870 Old Rocky Ridge Rd.
Ste 160
Birmingham, AL 35243

Send Tax Notice To:
Tiffani Jewell-Smith
1440 King George Dr.
Alabaster, AL 35007

GENERAL WARRANTY DEED

20170817000298300

State of Alabama
County of Shelby

08/17/2017 09:59:00 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Four Thousand Nine Hundred Dollars and No Cents (\$134,900.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Robert F Thomas and Joyce E Thomas, husband and wife, whose mailing address is:

3974 J. Shades Crest Rd Heaver AL 35244

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

Tiffani Jewell-Smith, whose mailing address is:

1440 King George Drive, Alabaster, AL 35007

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 24, according to the Survey of Kingwood, as recorded in Map Book 6, Page 40, in the Probate Office of Shelby County Alabama.

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

\$132,456.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, I/we have hereunto set my/our hand(s) and seal(s), this the 15th day of August, 2017.

Robert F. Thomas
Robert F Thomas

Joyce E. Thomas
Joyce E Thomas

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Robert F Thomas and Joyce E Thomas, husband and wife 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of August, 2017.

Marcus Hunt
Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2017 09:59:00 AM
\$20.50 CHERRY
20170817000298300

James W. Fuhrmeister