

Prepared by:

Sandy F. Johnson  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Corey Omoijuanfo  
2600 Vixen Street  
Helena, AL 35080

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

20170908000327400  
09/08/2017 10:18:25 AM  
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Five Thousand Dollars and No Cents (\$155,000.00)**, 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

**Daniel H Ellington and Judy R Ellington, husband and wife, whose mailing address is:**

**2600 Vixen Street, Helena, AL 35080**

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

**Corey Omoijuanfo, whose mailing address is: 129 Canyon Place, Pelham, Alabama 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: 2600 Vixen Street, Helena, AL 35080** to-wit:

Lot 20, Block D, according to the Map and Survey of Amended Map of Fox Haven, First Sector, recorded in Map Book 7, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

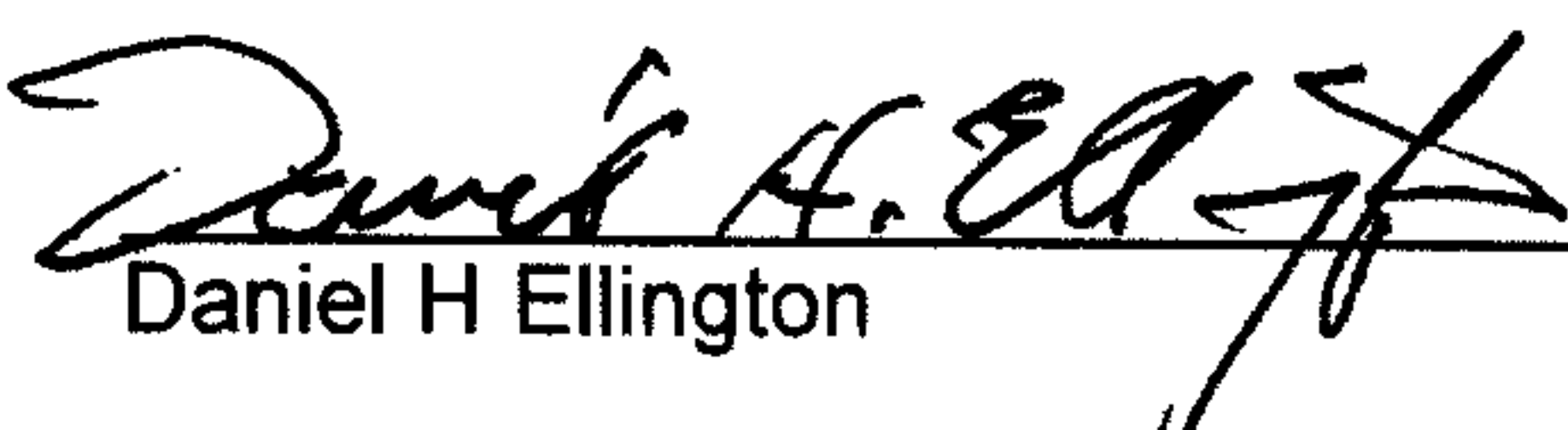
Subject to: All easements, restrictions and rights of way of record.

\$141,941.00 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.

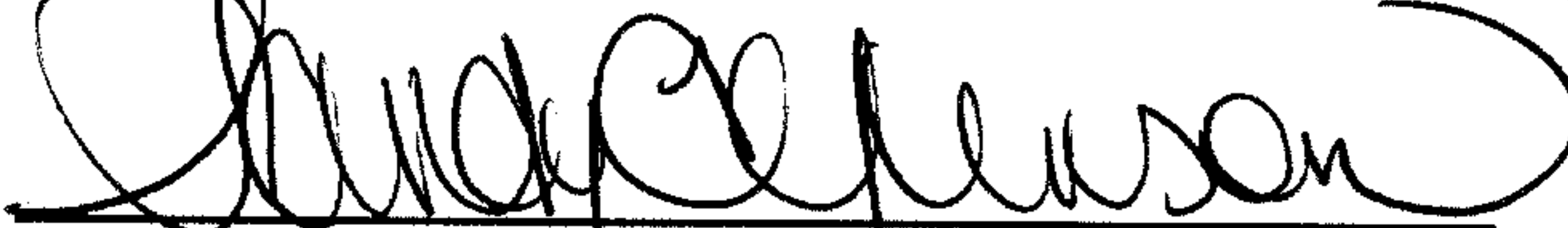
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 7th day of September, 2017.

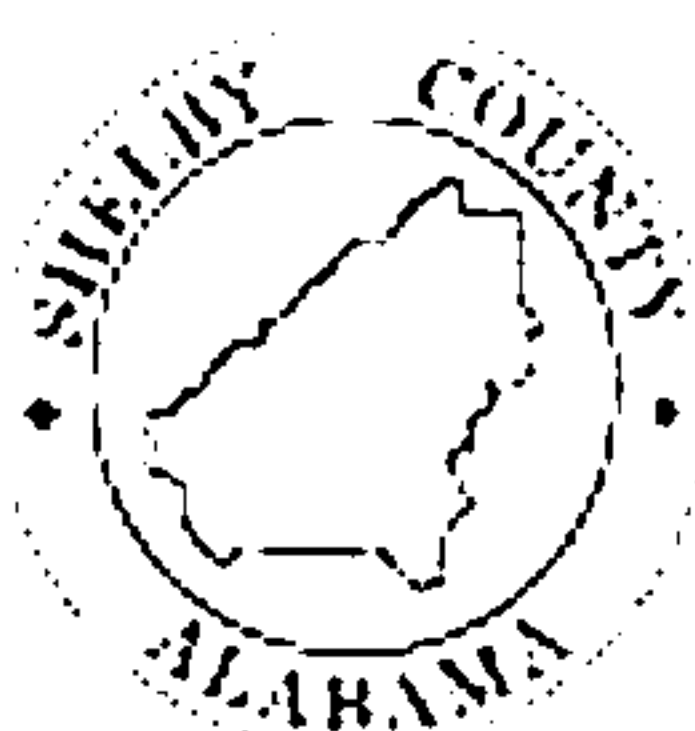
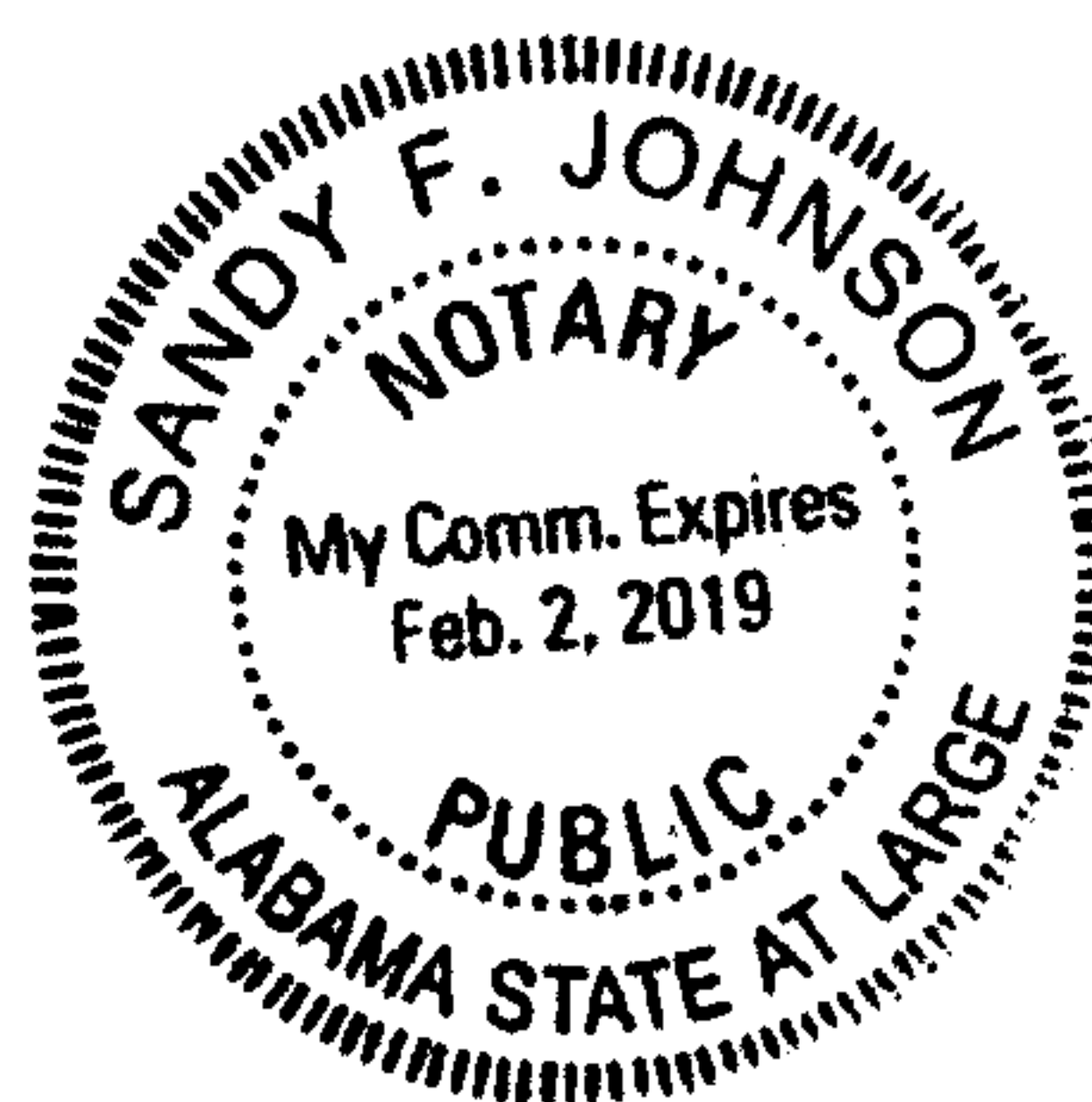
  
Daniel H Ellington

  
Judy R Ellington

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Daniel H Ellington and Judy R Ellington, 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 has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 7th day of September, 2017.

  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: February 02, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/08/2017 10:18:25 AM  
\$28.50 CHERRY  
20170908000327400

