

Prepared by:  
Sandy Johnson  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
John W. Simmer  
330 Parkway Cir.  
Montevallo, AL 35115

## GENERAL WARRANTY DEED

20170919000340520  
09/19/2017 10:12:08 AM  
DEEDS 1/1

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighteen Thousand Dollars and No Cents (\$118,000.00)**, 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

**Ben W. McCrory, an unmarried man, whose mailing address is:**

**330 Parkway Circle, Montevallo, AL 35115**

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

**John W. Simmer, whose mailing address is: 5050 Cypress Creek Ave East, Tuscaloosa, AL 35401**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 330 Parkway Cir., Montevallo, AL 35115** to-wit:

Lot 3, in Block 5, according to the Arden Subdivision of the Town of Montevallo, as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$100,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Gloria B. McCrory died on or about May 17, 2013.

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 September, 2017.

*Sallie M. Reynolds for Ben W. McCrory*  
Ben W. McCrory by Sallie M. Reynolds  
his Attorney-in-Fact

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Sallie M. Reynolds, as Attorney-in-Fact for Ben W. McCrory, 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, she has, in his/her/their capacity as Personal Representative and as Trustee of the Ben W. McCrory executed the same voluntarily on the day the same bears date.

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

*Sandy Johnson*  
Notary Public, State of Alabama  
Sandy 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  
09/19/2017 10:12:08 AM  
\$33.00 CHERRY  
20170919000340520

*James W. Fuhrmeister*

