

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Staci H Curtis
6826 Hwy 39
Chelsea, AL 35043

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20171003000360390
10/03/2017 01:16:50 PM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, 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

Cheryl F. Ramsey, an unmarried woman, whose mailing address is:

441 Eaton Road, Birmingham, AL 35242

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

Staci H Curtis, whose mailing address is: 6826 Hwy 39, Chelsea, AL 35043

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **6826 Hwy 39, Chelsea, AL 35043** to-wit:

Begin at the NW corner of the NW 1/4 of the SE 1/4 of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama; thence in a southerly direction along the west boundary of said 1/4 - 1/4 section 156.55 feet to the point of beginning; thence continue in a southerly direction along said West boundary 549.65 feet to intersection with the centerline of Shelby County Highway #39; thence turn 154°33' to the left in a northeasterly direction along said centerline 468.74 feet; thence turn 5°31' to the right in a northeasterly direction along said centerline 107.00 feet; thence turn 113°59' to the left in a westerly direction 254.63 feet. More or less, to the point of beginning. Less and Except a 30 feet strip on the west side of above-described property; being situated in Shelby County, Alabama.

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

\$171,830.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Cheryl F. Ramsey is the surviving grantee of that certain Warranty Deed recorded in Book 093, page 415. The other grantee, Ronald D. Ramsey is deceased, having died on or about November 6, 2014.

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 25th day of September, 2017.


Cheryl F. Ramsey

State of Alabama
County of Shelby

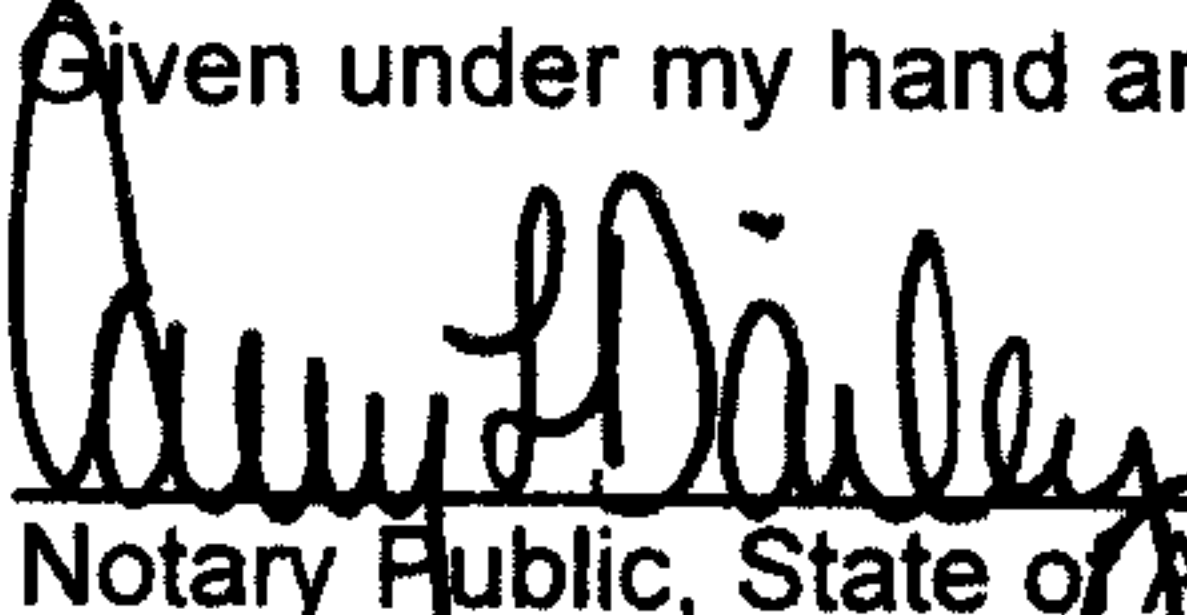


Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 01:16:50 PM
\$18.50 CHERRY
20171003000360390



I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cheryl F. Ramsey, 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 25th day of September, 2017.


Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 6/4/2018

