

Send tax notice to: Jacob N. Tubbs, 147 Suggs Dr ; Helena AL 35080

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160,
Birmingham, Al. 35243

GENERAL WARRANTY DEED

20171026000387690

State of Alabama
County of Shelby

10/26/2017 07:56:09 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred twenty-two thousand and no/100 (\$122,000.00) Dollars** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Bianca Ross, an unmarried woman, whose mailing address is:

7105 Canada Ave ; Birmingham, AL 35229

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

Jacob N. Tubbs whose mailing address is: 147 Suggs Dr ; Helena AL 35080

and **Daniel Howell**, whose mailing address is: 138 Marlstone Dr ; Helena AL 35080

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2016 Ashley Brook Way, Helena, Al. 35080** to-wit:

Lot 18, according to the Survey of Ashley Brook, as recorded in Map Book 22, page 78 in the Probate Office of Shelby County, Alabama.

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

\$97,600.00 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 we have hereunto set our hands(s) and seal(s) this 23 day of October, 2017.

Bianca Ross (SEAL)
BIANCA ROSS

(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

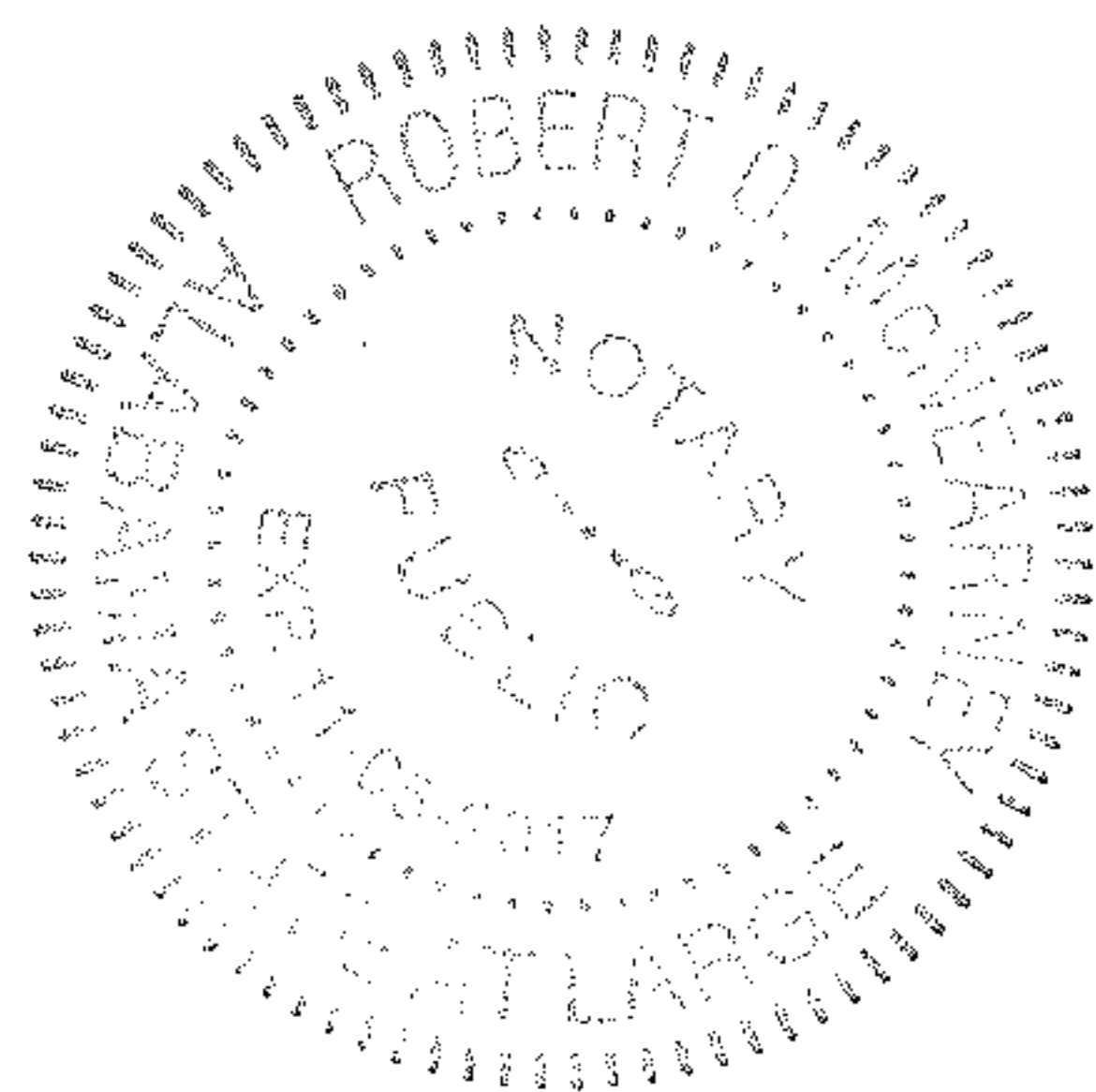
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bianca Ross, an unmarried woman, whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance 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 23 day of October, 2017.

[Signature]

NOTARY PUBLIC

My commission expires: 11/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/26/2017 07:56:09 AM
\$42.50 CHERRY
20171026000387690

[Signature]