

Send tax notice to: William Bearden, 260 Stonecreek Way, Helena, AL 35080

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Old Rocky Ridge Road, Suite 160

Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Nine Thousand and Nine Hundred and No/100 (\$209,900.00) 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

Matthew M. Predmore, a married man, whose mailing address is:

1549 OLIVER RD, LEEDS, AL 35094

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

William Jason Bearden and Christina Bearden, whose mailing address is:

260 Stonecreek Way, Helena, AL 35080

(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 260 Stonecreek Way, Helena, AL 35080** to-wit

Lot 1541, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four, as recorded in Map Book 33, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama.

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

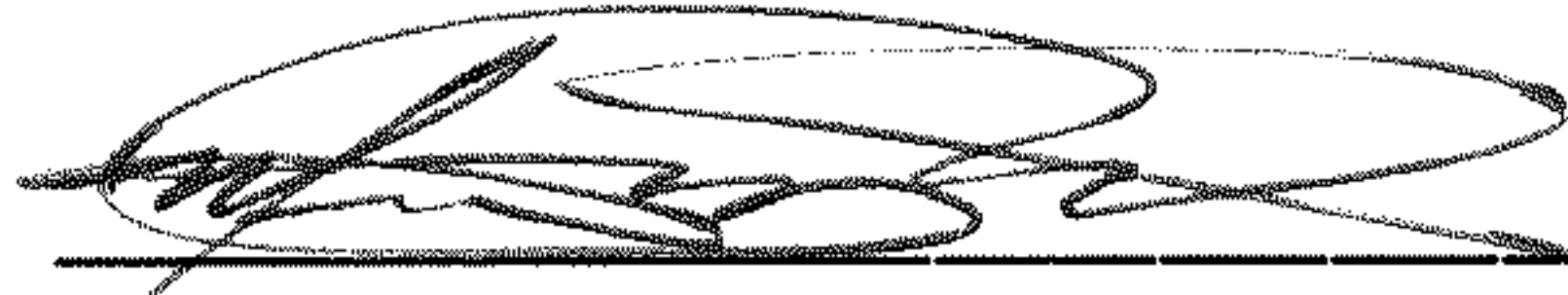
\$167,920.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The property conveyed herein is not the homestead of the grantor or the grantor's spouse.

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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 hand(s) and seal(s) this 30th day of October 2017.

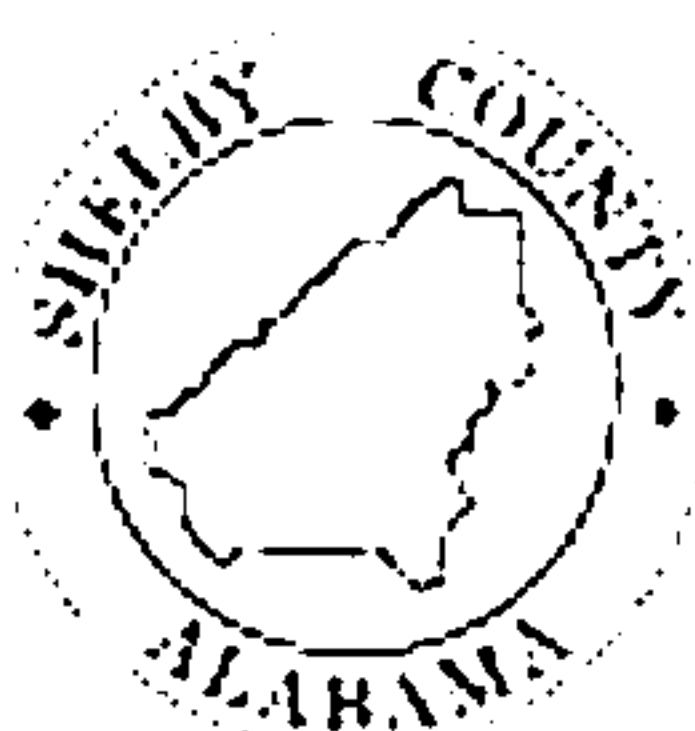
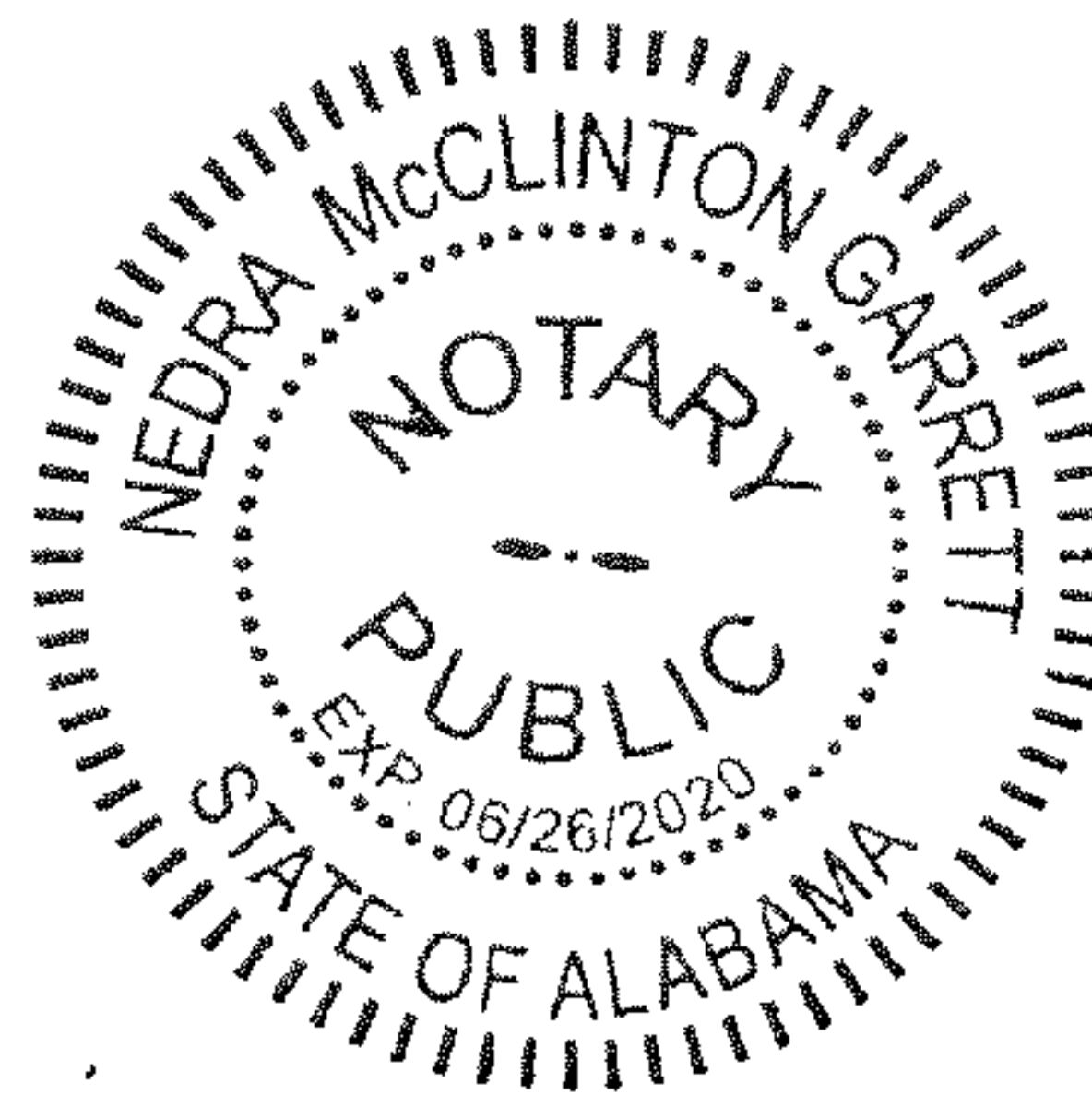

Matthew M. Predmore

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew M. Predmore, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of October 2017.


NOTARY PUBLIC
My Commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/01/2017 08:25:18 AM
\$60.00 JESSICA
20171101000394840

