

Send tax notice to : Elizabeth Simons Dykes, 904 Talon Way, Birmingham, Al. 35242

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

	GENERAL WARRANTY DEED	20171102000397010
State of Alabama		11/02/2017 09:01:28 AM
County of Shelby		DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred ninety-nine thousand nine hundred and no/100 (\$299,900.00) 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

Kirk A. Edmunds and his wife Cindy K. Edmunds, whose mailing address is:

5517 Parkview Cir Birmingham, AL 35242

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

Elizabeth Simons Dykes

whose mailing address is: 904 Talon Way, Birmingham, Al. 35242

(herein referred to as grantee, whether one or more) , the following described real estate, situated in **Shelby** County, Alabama, **the address of which is: 904 Talon Way, Birmingham, Al. 35242** to-wit:

Lot 66, according to the Final Plat of Eagle Trace-Phase 2, as recorded in Map Book 30, page 38 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$239,920.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 26th day of October, 2017.

Kirk A. Edmunds by and through
his agent Cindy K. Edmunds (Seal)
KIRK A. EDMUNDS BY & THROUGH HIS AGENT
CINDY K. EDMUNDS
Cindy K. Edmunds (Seal)
CINDY K. EDMUNDS

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Cindy K. Edmunds, a married woman 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the 26 day of October, 2017.

[Signature]
NOTARY PUBLIC
My commission expires: 11/5/17



State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Cindy K. Edmunds under Specific Durable Power of Attorney for Kirk A. Edmunds, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact under Specific Durable Power of Attorney for Kirk A. Edmunds, has executed the same voluntarily on the day the same bears date.

Given under my hand this the 26 day of October, 2017.

[Signature]
NOTARY PUBLIC
My commission expires: 11/5/17



[Signature]



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2017 09:01:28 AM
\$78.00 DEBBIE
20171102000397010