

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

Send Tax Notice To:
John William McDaniel
971 18th St.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20171201000431570
12/01/2017 02:57:14 PM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Nineteen Thousand Five Hundred Dollars and No Cents (\$119,500.00)**, 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

Dalmous H Haltiwanger and Jo Ann Haltiwanger, a married couple, whose mailing address is:
4510 Lake Valley Dr, Hoover, AL 35244

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

John William McDaniel, whose mailing address is: 971 18th St., Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 971 18th St., Calera, AL 35040** to-wit:

Lot 12 and Lot 13, in Block "K" according to the resurvey of Russell R. Hetz Property as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama.

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


\$120,707.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Jo Ann Haltiwanger is one and the same person as Jo Ann Haltiwanter, Grantee within that certain Deed recorded at Instrument #20110324000092910.

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.

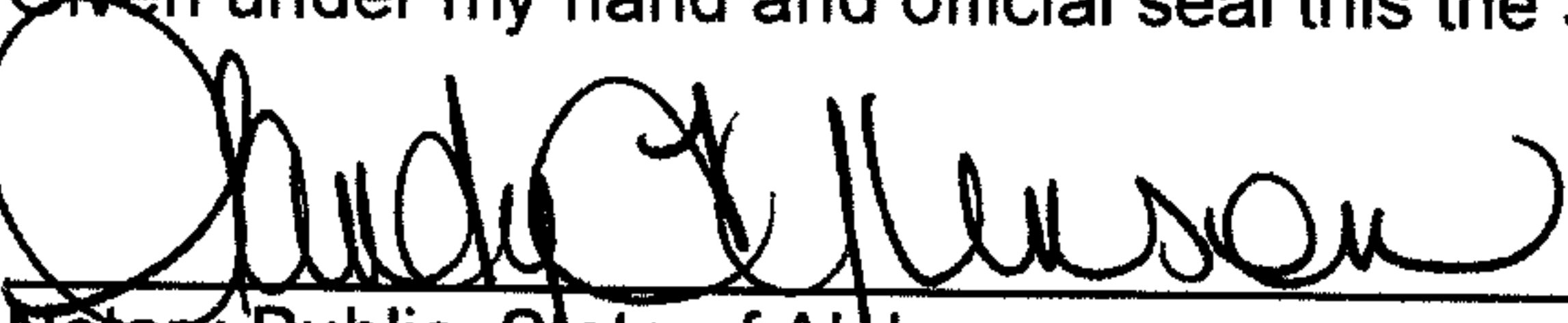
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 30th day of November, 2017.

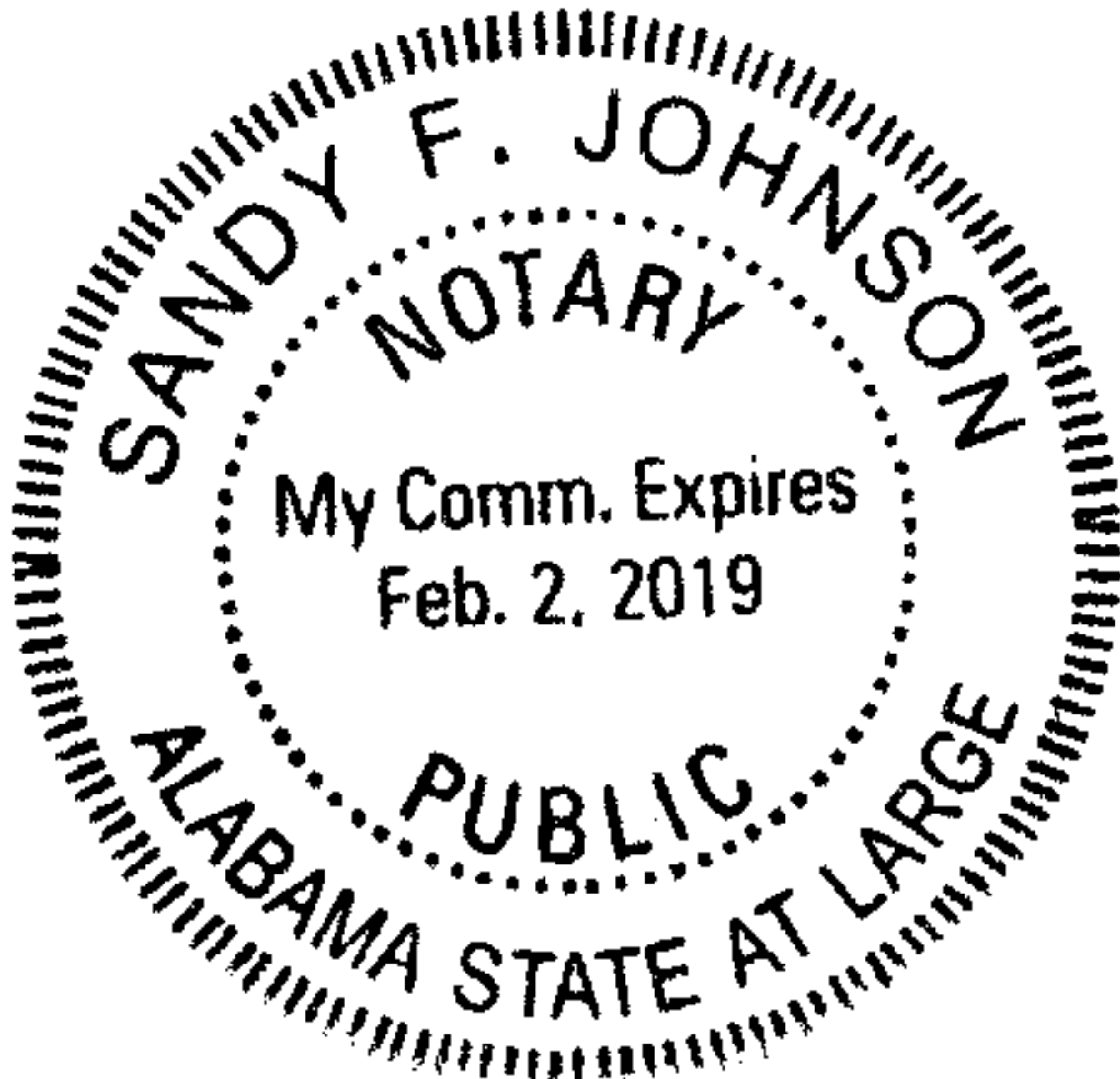

Dalmous H Haltiwanger


Jo Ann Haltiwanger

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Dalmous H Haltiwanger and Jo Ann Haltiwanger, 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 30th day of November, 2017.


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
12/01/2017 02:57:14 PM
\$16.00 CHERRY
20171201000431570

