

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

20171204000432820  
12/04/2017 11:52:01 AM  
DEEDS 1/1

Send Tax Notice To:  
Marlin Mahone  
847 Meriweather Dr.  
Calera, AL 35040

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, 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

**Barbara Ward Dabbs, Personal Representative of the Estate of Craig A. Ward, Shelby County, AL Probate Case # PR-2017-000674, whose mailing address is:**

847 Meriweather Drive, Calera, AL 35040

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

**Marlin Mahone, whose mailing address is: 959 10th Street, Lot 32, 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: 847 Meriweather Dr., Calera, AL 35040** to-wit:

Lot 36, according to the Survey of Meriweather, Sector 3, as recorded in Map Book 26, Page 103, in the Probate Office of Shelby County Alabama.

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

\$115,000.00 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.

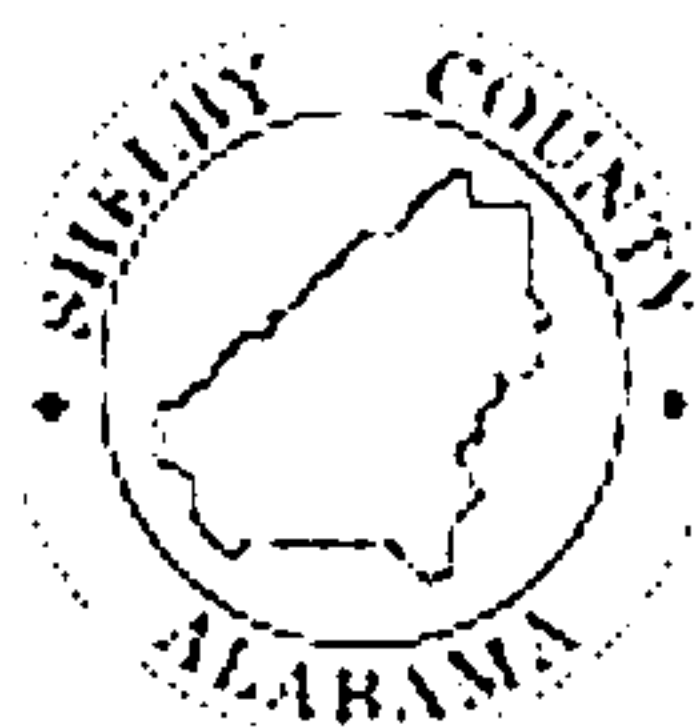
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 29th day of November, 2017.

Barbara Ward Dabbs, Personal Representative of  
the Estate of Craig A. Ward, Shelby County, AL  
Probate Case # PR-2017-000674

Barbara Ward Dabbs

Barbara Ward Dabbs, Personal Representative



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/04/2017 11:52:01 AM  
\$25.00 DEBBIE  
20171204000432820

*James W. Fuhrmeister*

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Barbara Ward Dabbs, Personal Representative of the Estate of Craig A. Ward, Shelby County, AL Probate Case # PR-2017-000674, 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 as such Personal Representative on the day the same bears date with full Authority.

Given under my hand and official seal this the 29th day of November, 2017.

Cassy L. Dailey

Notary Public, State of Alabama

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

