

Send tax notice to: Randall Anderson, 271 Narrows Reach, Birmingham, Al. 35242

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

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred sixty-two thousand and no/100 (\$162,000.00) 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

Roger Sudduth and his wife Sharon P. Thompson, whose mailing address is:

330 W Fort Morgan rd apt 7P, Gulf shores AL
36542

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

Randall Anderson, whose mailing address is: 271 Narrows Reach, 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: 271 Narrows Reach, Birmingham, Al.**
35242 to-wit:

Lot 81, according to the Amended Plat of the Final Recorded Plat of Narrows Reach, as recorded
in Map Book 27, Page 11A & 11B in the Probate Office of Shelby County, Alabama.

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

\$153,900.00 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 4th day of
December, 2017.

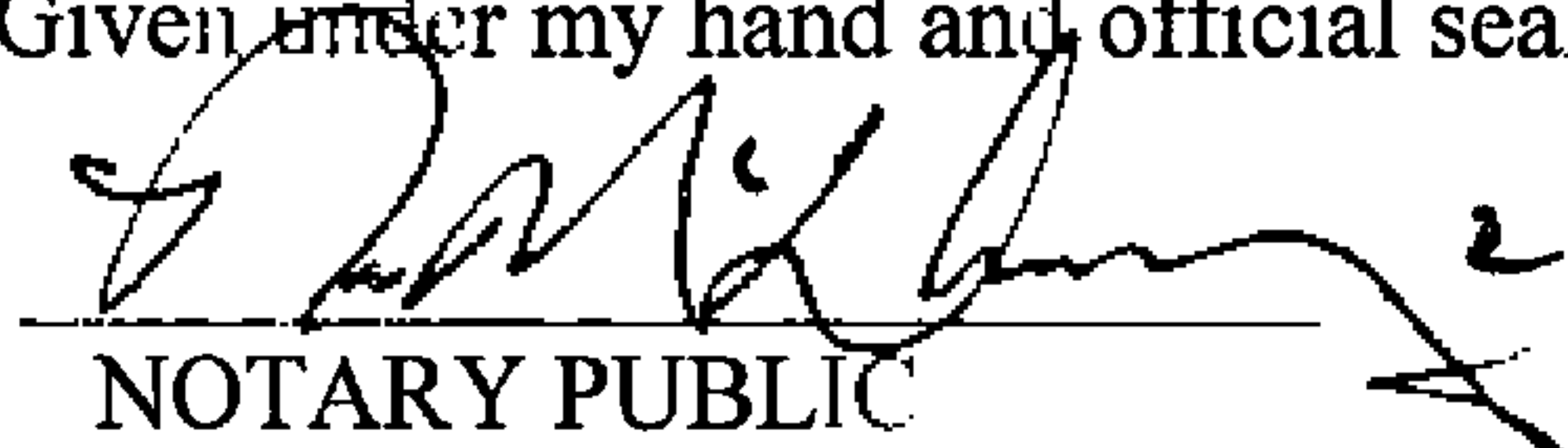

ROGER SUDDUTH


SHARON P. THOMPSON

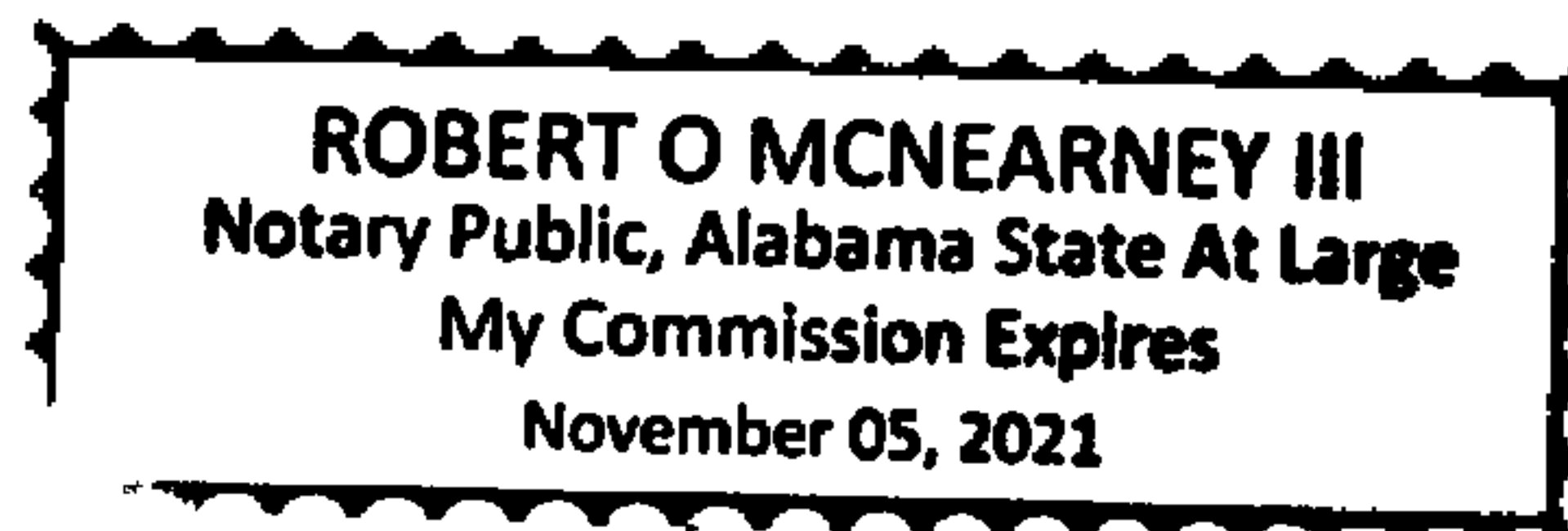
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Sudduth and his wife Sharon P. Thompson, 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 4th day of December, 2017.


NOTARY PUBLIC

My commission expires: 11/5/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2017 08:28:40 AM
\$26.50 CHERRY
20171206000436640

