

17-5468

Prepared by:
Robert McNearney
2870 Old Rocky Ridge Rd.
Ste 160
Birmingham, AL 35243

Send Tax Notice To:
Thomas Borling
2933 Riverwood Terrace
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand Dollars and No Cents (\$110,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Denise A Woodham, a married woman, whose mailing address is:

PO Box 149 Montevallo, AL 35115

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

Thomas Borling, whose mailing address is:

2933 Riverwood Terrace, Birmingham, AL 35242
(herein referred to as Grantee, whether one or more), the following described real estate situated in Jefferson County, Alabama, to wit:

Lot B, Block 19, according to the Amended Map of Riverwood, 4th Sector, as recorded in Map Book 8, Page 136, in the Probate Office of Shelby County Alabama.

Together with an undivided interest in the common area for each lot as set forth in Declaration recorded in Misc. Book 39, Page 880 in the Probate Office of Shelby County, Alabama.

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

\$110,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a married woman, however, this property is not the homestead of the Grantor or her 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 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 4th day of December, 2017.



Denise A Woodham

20171206000436770 12/06/2017 09:03:12 AM DEEDS 2/2

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Denise A Woodham, 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, she 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.

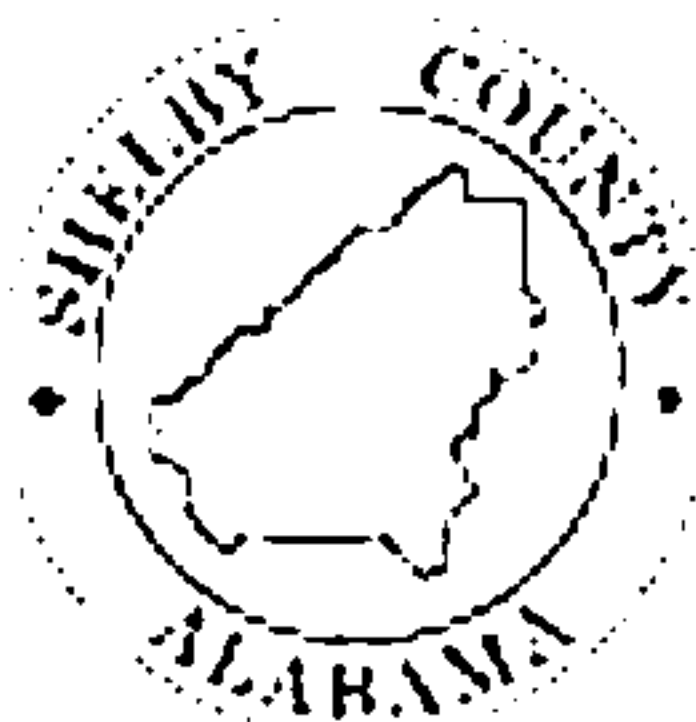
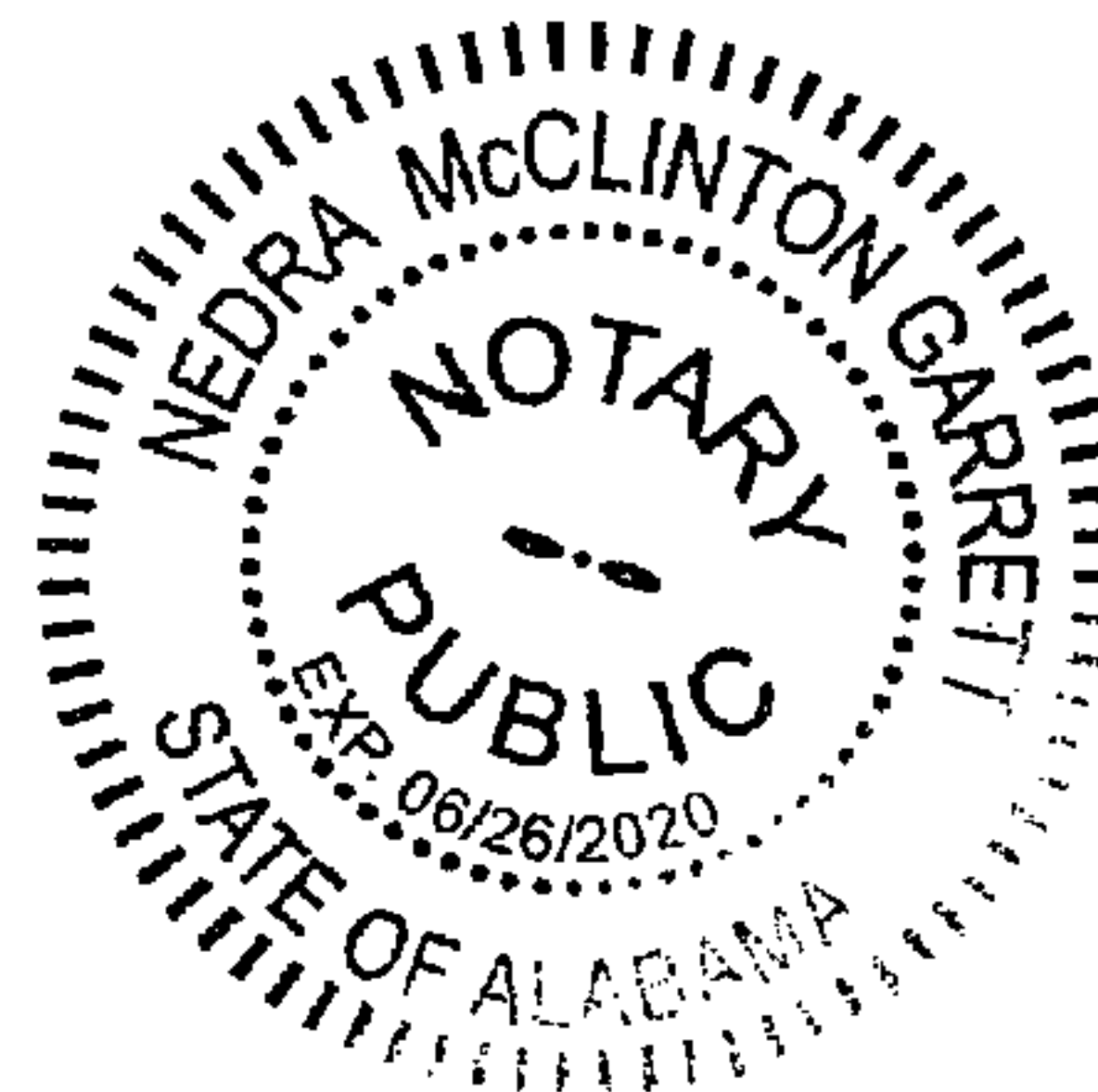


Notary Public, State of Alabama



Printed Name of Notary

My Commission Expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2017 09:03:12 AM
\$19.00 CHERRY
20171206000436770

