

17-5155

Send tax notice to: Janice D. Wright, 1205 David Drive, Pelham, AL 35124

This instrument was prepared by:

Nedra M. Garrett, Attorney  
South Oak Title, LLC  
2870 Old Rocky Ridge Road, Suite 160  
Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Nine Thousand Nine Hundred and No/100 (\$169,900.00) 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

**Christopher Lovelady, a single man, whose mailing address is:**

356 Crosscut Road Alabaster AL 35007

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

**Janice D. Wright, whose mailing address is:**

1205 David Drive, Pelham, AL 35124

(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, the address of which is: **1205 David Drive, Pelham, AL 35124** to-wit

Part of Lot 1, Block 2, Brookfield First Sector, a map of which is recorded in the office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, page 125, and an acreage parcel in the SE 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the northwest corner of said Lot 1, run in a southerly direction along the west line of said Lot 1, for a distance of 101.13 feet, thence turn an angle to the left of 61 degrees 30 minutes and run, in a southeasterly direction for a distance of 78.00 feet, thence turn an angle to the left of 91 degrees 16 minutes 30 seconds and run in a northerly direction for a distance of 170.25 feet, more or less, to a point on the southerly right of way line of David Drive, thence turn an angle to the left and run along said south right of way line for a distance of 147.62 feet, more or less, to the point of beginning.

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

\$135,920 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 hand(s) and seal(s) this 14 day of December 2017.

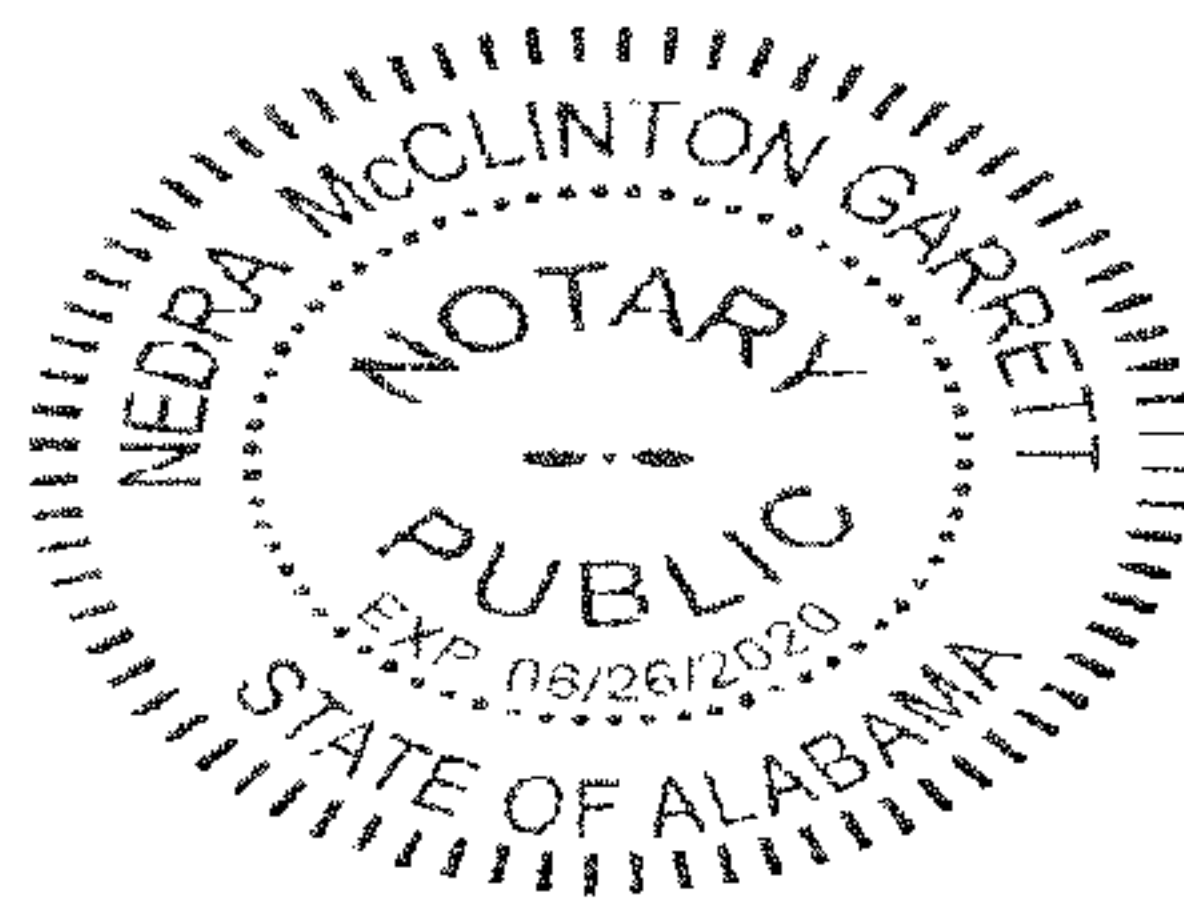
Christopher Lovelady  
Christopher Lovelady

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Lovelady, a single man whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of December 2017.

Nedra McClinton Garrett  
NOTARY PUBLIC  
My Commission expires: 6/26/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/18/2017 10:26:38 AM  
\$52.00 CHERRY  
20171218000449060

James W. Fuhrmeister