

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

Send Tax Notice To:
Matthew Thornton
773 Cahaba Manor Trail
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Ten Thousand Dollars and No Cents (\$110,000.00)**, 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

Robin L. Acre, an unmarried woman, whose mailing address is:

773 Cahaba Manor Trail, Pelham, AL 35124

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

Matthew Thornton, whose mailing address is: 107 Yellowhammer Circle, Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 773 Cahaba Manor Trail, Pelham, AL 35124** to-wit:

Lot 41, and the East 5.0 feet of Lot 42, according to the Survey of Cahaba Manor Town Houses, Second Addition, as recording in Map Book 7, Page 62, in the Probate Office of Shelby County, Alabama.

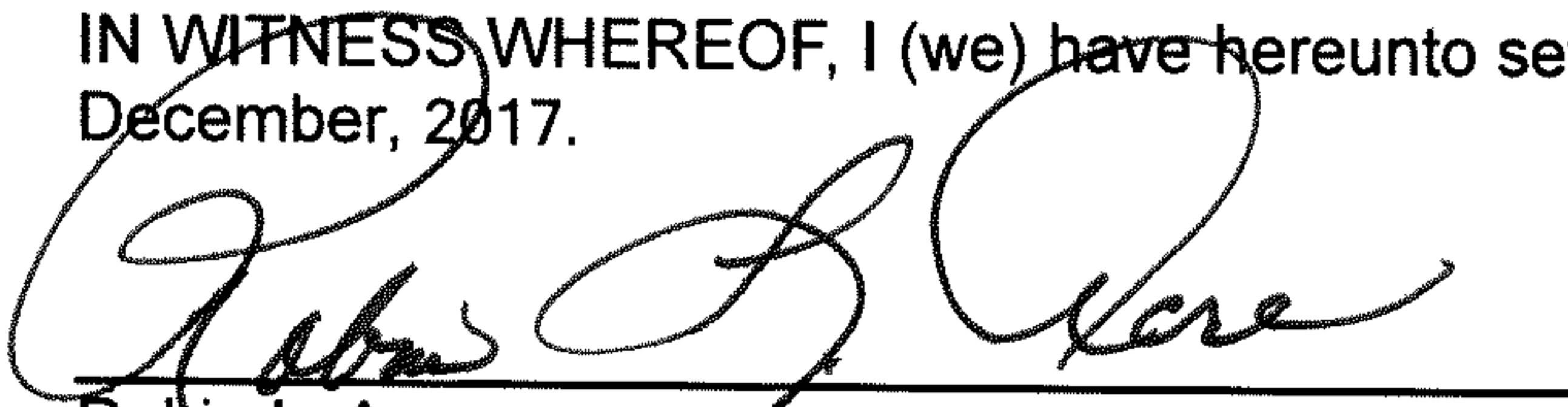
Subject to: All easements, restrictions and rights of way of record.

\$106,700.00 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.

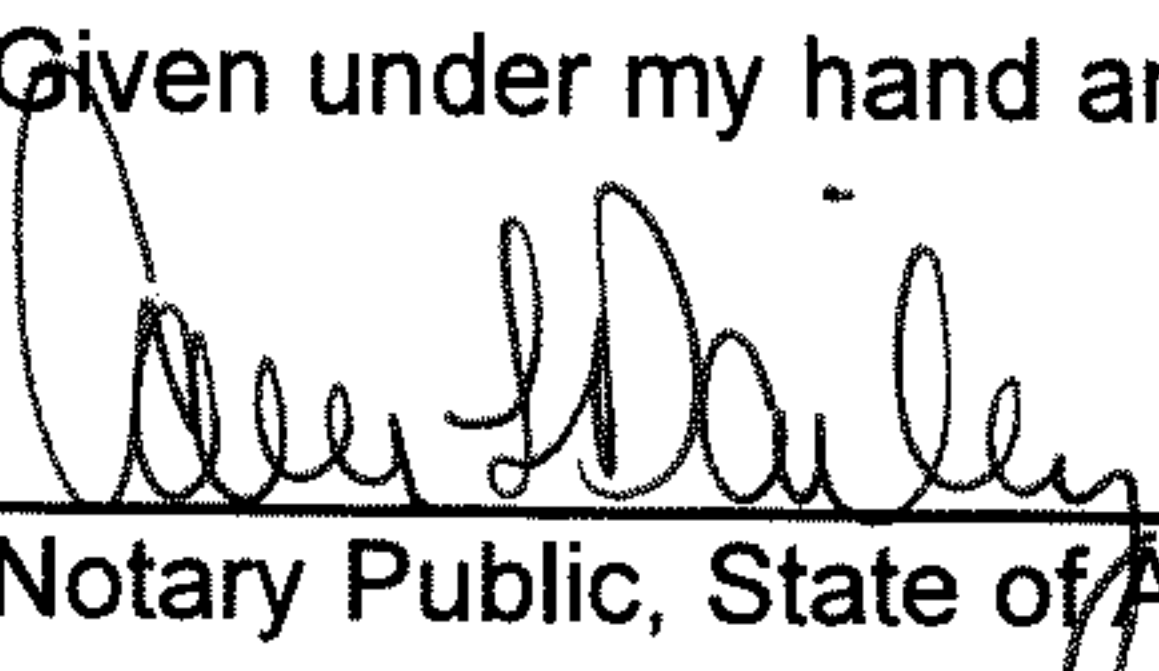
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 15th day of December, 2017.


Robin L. Acre

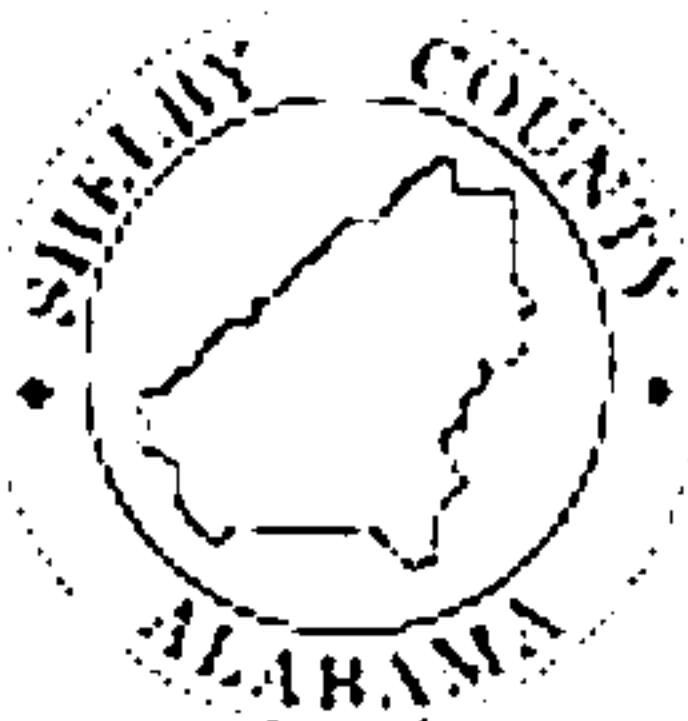
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robin L. Acre, 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 15th day of December, 2017.


Notary Public, State of Alabama

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/18/2017 02:30:02 PM
\$18.50 JESSICA
20171218000450230

