

Prepared by:
Sandy Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Marcus Anderson
1221 Kensington Blvd.
Calera, AL 35040

20171229000464190

12/29/2017 12:54:02 PM

GENERAL WARRANTY DEED DEEDS 1/2

State of Alabama
County of Shelby

KNOWALL MEN BY THESE PRESENTS:

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

Nickolas R. Wallace and Andrea M. Wallace, husband and wife, whose mailing address is:

808 N. Marshall Street, Kingston, OK 73439

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

Marcus Anderson, whose mailing address is: 1221 Kensington Blvd., 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: 1221 Kensington Blvd., Calera, AL 35040** to-wit:

Lot 101, according to the Survey of Kensington Place, Phase I, Sector I, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama.


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


\$171,616.00 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 14 day of December, 2017.

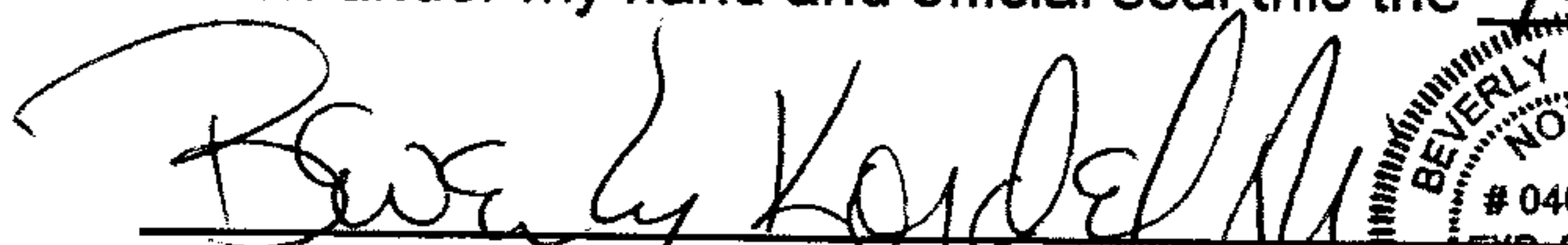

Nickolas R. Wallace

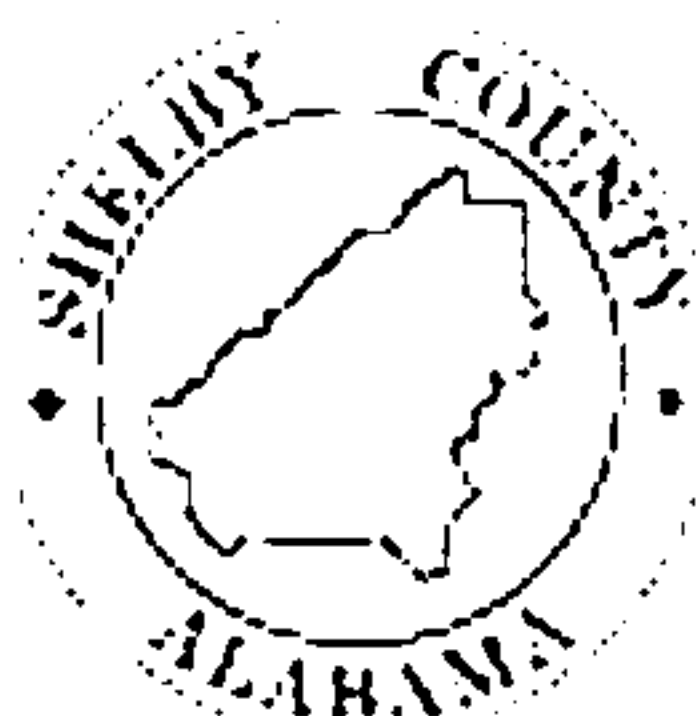
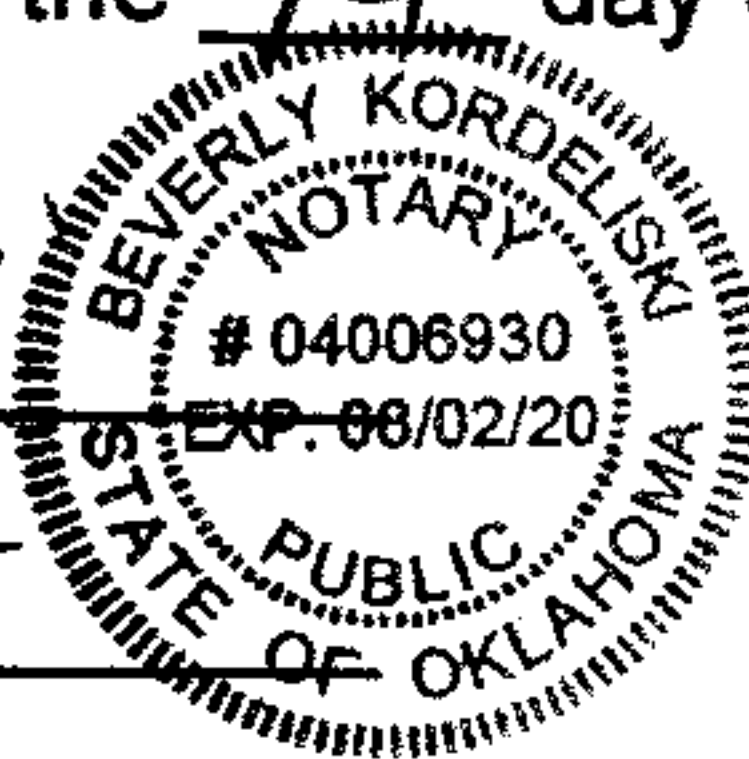

Andrea M. Wallace

State of Oklahoma
County of Marshall

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Nickolas R. Wallace and Andrea M. Wallace, 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 14 day of December, 2017.


Notary Public, State of Oklahoma
Beverly Kordeliski
Printed Name of Notary
My Commission Expires: 8/2/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/29/2017 12:54:02 PM
\$19.00 CHARITY
20171229000464190

