

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

Send Tax Notice To:
Andrew R Comeaux
101 Shiraz Street
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20180103000000970
01/03/2018 09:07:29 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Three Thousand Dollars and No Cents (\$223,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Joann Duke, an unmarried woman, whose mailing address is:

3090 Healthy Way Rm 137

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

Andrew R Comeaux, whose mailing address is:

101 Shiraz Street, Alabaster, AL 35007

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 76, according to the Survey of Wynlake Subdivision, Phase III, as recorded in Map Book 21, Page 84, in the Probate Office of Shelby County, Alabama.

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

\$211,850.00 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 29th day of December, 2017

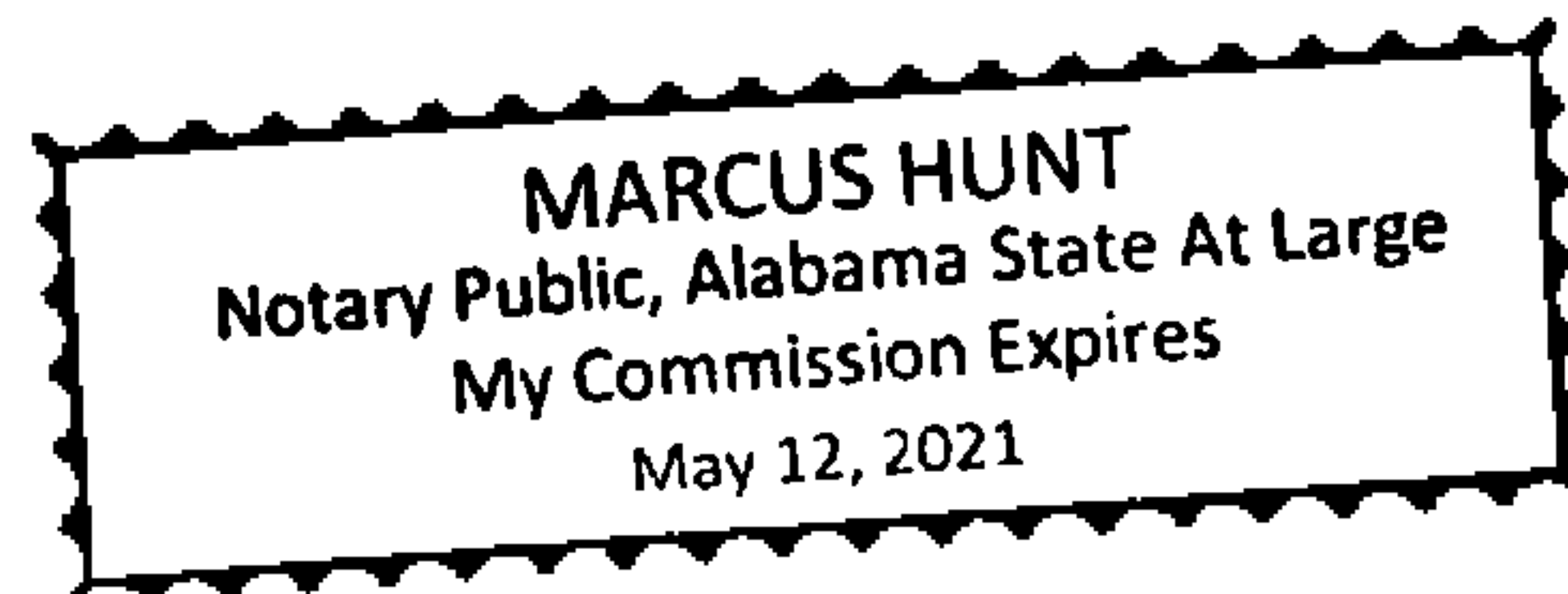
Joann R. Duke
Joann Duke

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Joann Duke, an unmarried woman 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 29th day of December, 2017

Marcus Hunt
Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/03/2018 09:07:29 AM
\$29.50 CHERRY
20180103000000970

James W. Fuhrmeister