

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

Send Tax Notice To:
Crystal Rae Barnett
127 Stratford Cir.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20180212000045360
02/12/2018 01:44:54 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Six Thousand Dollars and No Cents (\$186,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Amanda Nicole Sudduth, an unmarried woman, whose mailing address is.

4741 Red Leaf Cir ; Hoover, AL 35226

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

Crystal Rae Barnett , whose mailing address is:

127 Stratford Cir ; Pelham, AL 35124

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

Lot 75, according to the Survey of Stratford Place, Phase 5, as recorded in Map Book 15, Page 81, in the Probate Office of Shelby County, Alabama.

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

\$182,631.00 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 9th day of February, 2018.

Amanda N. Sudduth
Amanda Nicole Sudduth

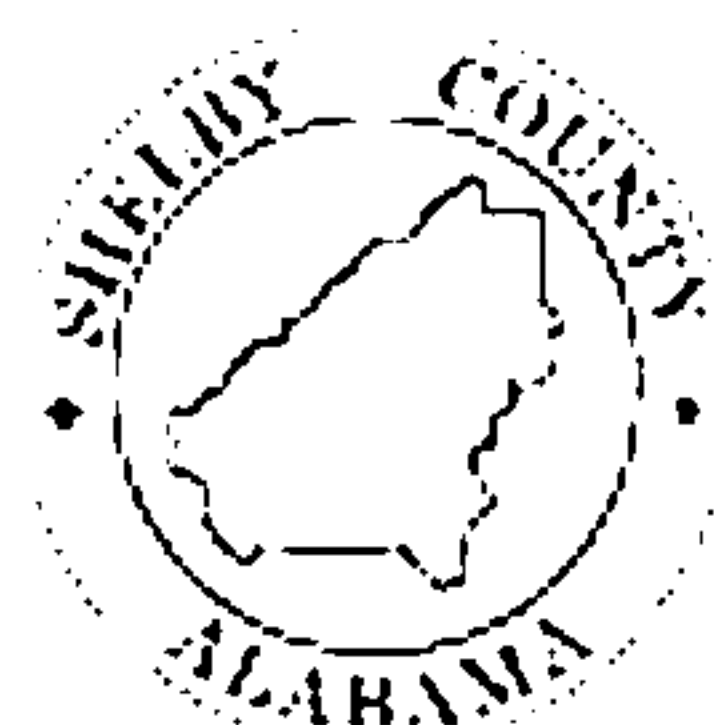
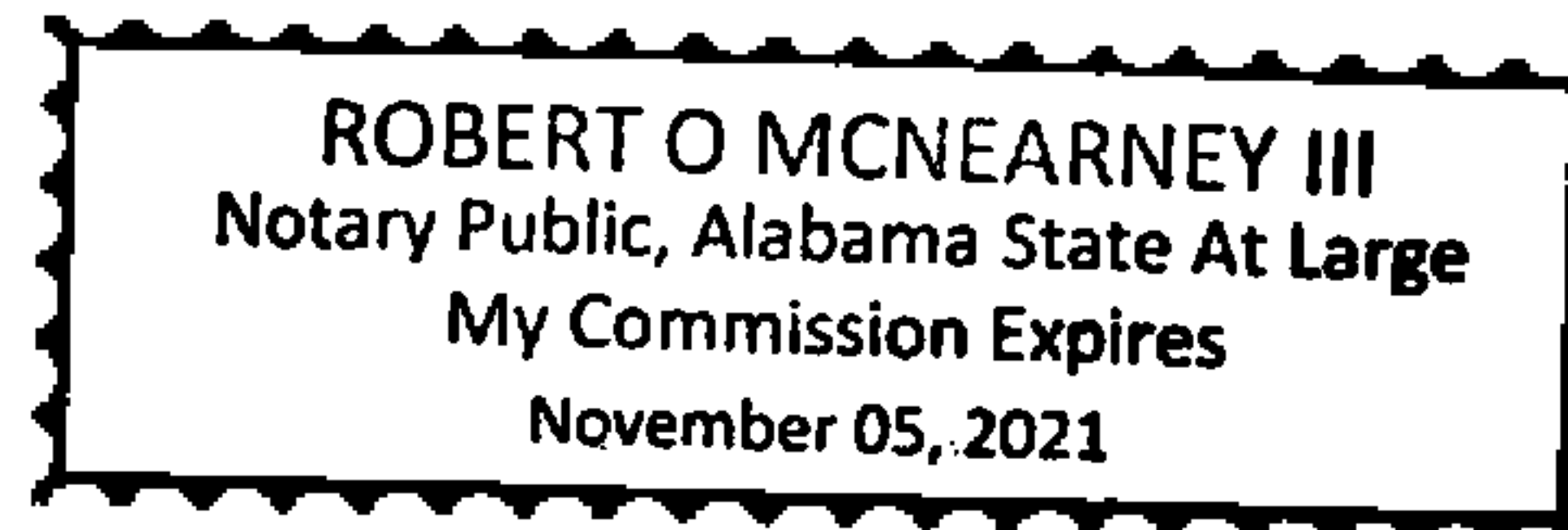
20180212000045360 02/12/2018 01:44:54 PM DEEDS 2/2

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Amanda Nicole Sudduth, 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 9th day of February, 2018.

Robert O McNearney III
Notary Public, State of Alabama
Robert McNearney III
Printed Name of Notary
My Commission Expires: 11/5/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/12/2018 01:44:54 PM
\$21.50 CHERRY
20180212000045360

James W. Fuhrmeister