

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

Send Tax Notice To:
Justin Allen Pickett

346 Southern Hills Dr.
Calera, AL 35040

GENERAL WARRANTY DEED



20180305000070350 1/1 \$150.00
Shelby Cnty Judge of Probate, AL
03/05/2018 11:16:58 AM FILED/CERT

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, 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

Marie H. Faulk, an unmarried woman, whose mailing address is:

346 Southern Hills Drive, Calera, AL 35040

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

Justin Allen Pickett, whose mailing address is: 2590 County Road 107, Randolph, AL 36792

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **346 Southern Hills Dr., Calera, AL 35040** to-wit:

Lot 68, according to the Map and Survey of Southern Hills, recorded in Map Book 7, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$132,554.00 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.

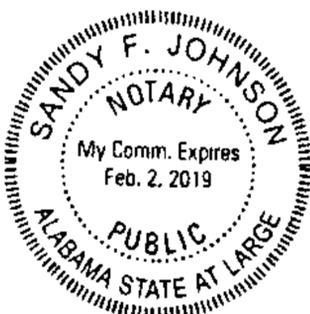
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 2nd day of March, 2018.

Marie H. Faulk

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Marie H. Faulk, 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 2nd day of March, 2018.

Notary Public, State of Alabama
Sandy Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019



Shelby County, AL 03/05/2018
State of Alabama
Deed Tax: \$135.00

Notary Judge,