

18-6298

**Send tax notice to: Regina M. George and Christopher D. George, 3287 N. Broken Bow Drive,
Birmingham AL 35242**

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Old Rocky Ridge Road, Suite 160

Birmingham, AL 35243

GENERAL WARRANTY DEED

20180320000092700
03/20/2018 03:36:32 PM
DEEDS 1/2

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty-Four Thousand Nine Hundred and No/100 (\$244,900.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we**

Jared Elliott and Megan Elliott, husband and wife, whose mailing address is:

4259 Ashington Drive, Birmingham, AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Regina M. George and Christopher D. George, whose mailing address is:

3287 N. Broken Bow Drive, Birmingham, AL 35242
(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3287 N. Broken Bow Drive, Birmingham, AL 35242** to-wit

LOT 77, ACCORDING TO THE SURVEY OF BROKEN BOW, SECOND ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 152, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

\$240,463.00 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 20 day of March 2018.

Jared Elliott
Jared Elliott

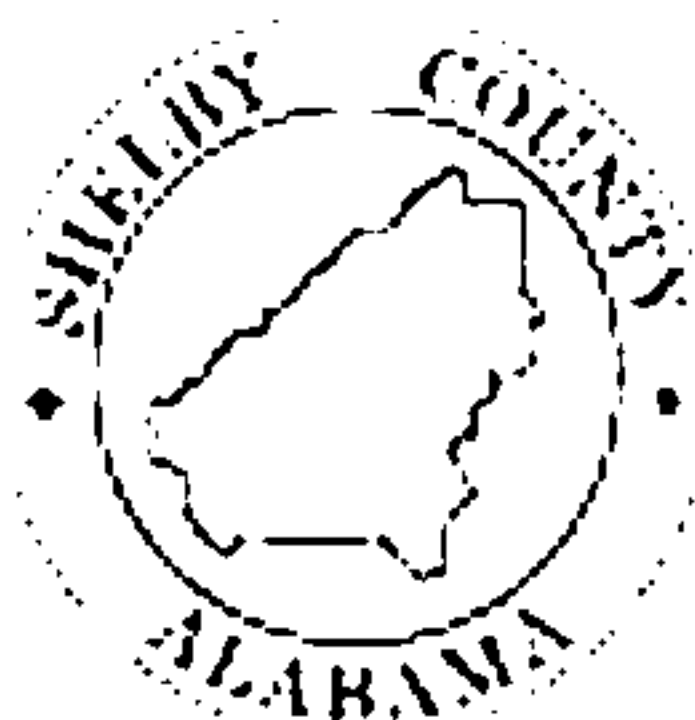
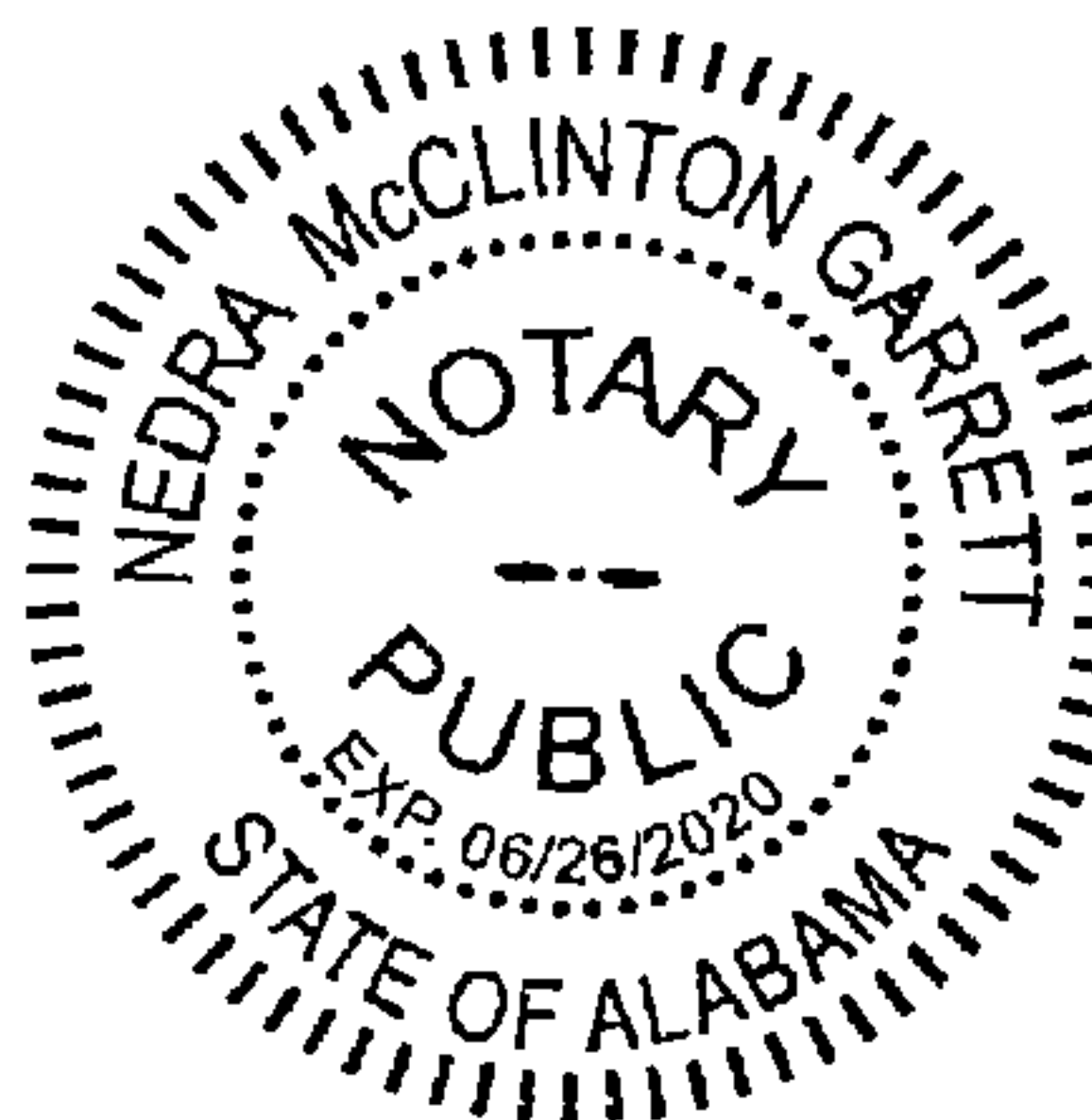
Megan Elliott
Megan Elliott

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jared Elliott and Megan Elliott**, a married couple whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of March 2018.

Nedra McClinton Garrett
NOTARY PUBLIC
My Commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/20/2018 03:36:32 PM
\$22.50 CHERRY
20180320000092700

James W. Fuhrmeister