

Prepared by:  
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Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Ruby Ann Behnke  
4520 South Shades Crest Road  
Bessemer, AL 35022

## GENERAL WARRANTY DEED

20180403000110230

State of Alabama  
County of Shelby

04/03/2018 01:13:02 PM  
DEEDS 1/1

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Two Thousand Five Hundred Dollars and No Cents (\$122,500.00)**, 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

**Margaret Glasgow and James W. Glasgow, husband and wife, whose mailing address is:**

245 Scotts Trace, Helena, AL 35080

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

**Ruby Ann Behnke, whose mailing address is:** 4520 South Shades Crest Road, Bessemer, AL 35022

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **4520 South Shades Crest Road, Bessemer, AL 35022** to-wit:

Commence at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 14, Township 20 South, Range 4 West of the Huntsville Principal Meridian, Shelby County, Alabama; thence in a Westerly direction along the North boundary of said quarter-quarter section to the Northwest right-of-way of a public road (South Shades Crest Road); thence continue in a Westerly direction along said North boundary 464.47 feet to the Point of Beginning; thence continue in a Westerly direction along said North boundary 56.68 feet; thence turn an angle of 90 degrees 00' to the left in a Southerly direction 114.24 feet; thence turn an angle of 37°13'30" to the left in a southeasterly direction 187.14 feet to the intersection with said Northwest right-of-way; thence run an angle of 90 degrees 00' to the left in a Northeasterly direction along said right-of-way 114.24 feet; thence turn an angle of 90 degrees 00' to the left in a Northwesterly direction 243.82 feet to the Point of Beginning.

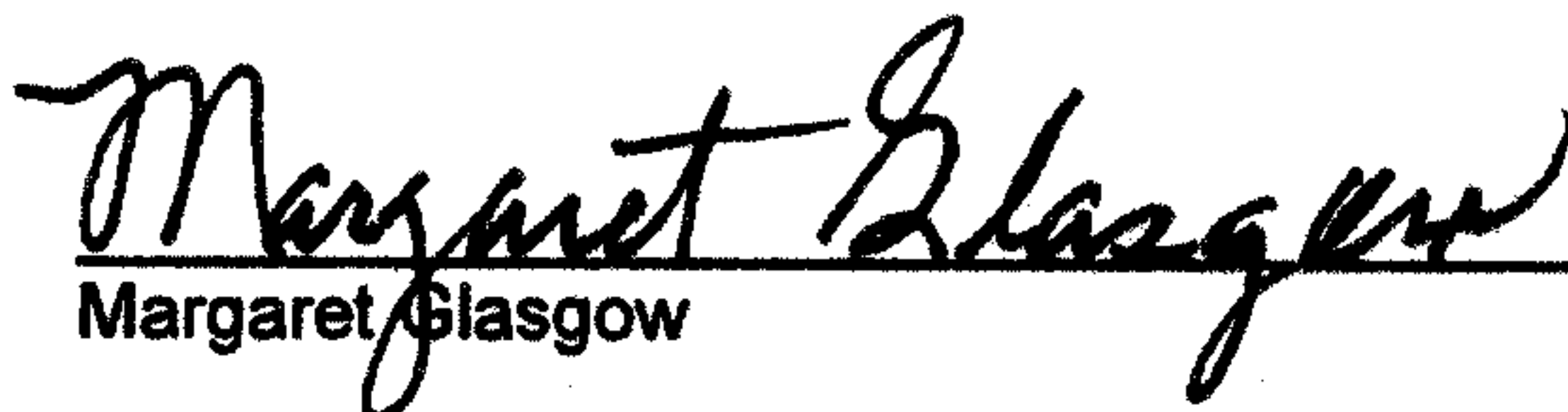
Subject to: All easements, restrictions and rights of way of record.

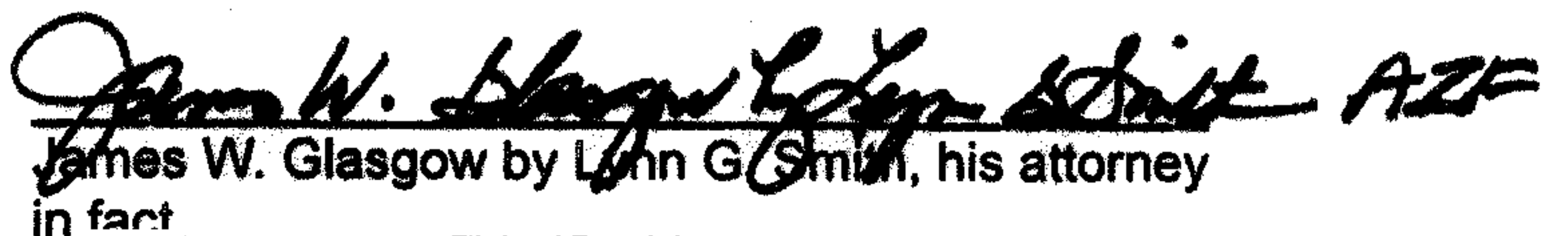
\$98,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 30th day of March, 2018.

  
Margaret Glasgow

  
James W. Glasgow by Lynn G. Smith, his attorney  
in fact

State of Alabama  
County of Shelby



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/03/2018 01:13:02 PM  
\$39.50 CHERRY  
20180403000110230

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Margaret Glasgow and Lynn G. Smith, Attorney in Fact for James W. Glasgow, 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 with full authority on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2018.

  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires:

6/4/18

