

PREPARED BY:

Alan B. Given
7414 Highway 13
Helena, AL 35080

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Christopher Browne
207 Moss Stone Lane
Calera, AL 35040

MAIL TAX STATEMENTS TO:

Christopher Browne and Alison Browne
207 Moss Stone Lane
Calera, AL 35040

Shelby County, AL 04/10/2018
State of Alabama
Deed Tax: \$29.50



20180410000119000 1/2 \$47.50
Shelby Cnty Judge of Probate, AL
04/10/2018 10:57:44 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 7th day of March, 2018, between Alan B. Given, whose address is 7414 Highway 13, Helena, Alabama 35080, and Deborah W. Given, whose address is 7414 Highway 13, Helena, Alabama 35080, a married couple ("Grantors"), and Christopher Browne, whose address is 207 Moss Stone Lane, Calera Alabama 35040, and Alison Browne, whose address is 207 Moss Stone Lane, Calera, Alabama 35040, a married couple ("Grantees").

For and in consideration of the sum of \$29320.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantees, as Joint Tenants with Right of Survivorship, the property located in Shelby County, Alabama, described as:

Lot 2, according to the survey of Given Subdivision, as recorded in Map Book 48, Page 89, in the Probate Office of Shelby County Alabama.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: _____

IN WITNESS WHEREOF the Grantors have executed this deed on the 7th day of March, 2018.

3/7/18
Date

3/7/18
Date

[Signature]
Alan B. Given, Grantor

[Signature]
Deborah W. Given, Grantor

The State of Alabama
Shelby County

I, Tammie Chafton, hereby certify that Alan B Given and Deborah W Given 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 the conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand this 7 day of March, A. D. 2018

[Signature]
Notary Public

My Commission expires: October 24, 2020

