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04/10/2018 04:16:42 PM
DEEDS 1/1

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Justin Ross Young
430 Holland Lakes Dr. N
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Four Thousand Five Hundred Dollars and No Cents (\$144,500.00)**, 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

Tanya Wingate, and husband, Matthew Wingate, and Karen Gordon, an unmarried woman, and whose mailing address is:

430 Holland Lakes Dr. N, Pelham, AL 35124

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

Justin Ross Young, whose mailing address is: 2204 Lynncrest Lane, Hoover, AL 35216

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **430 Holland Lakes Dr. N, Pelham, AL 35124** to-wit:

Lot 16, according to the Final Plat of Holland Lakes, Sector One, as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument No. 2005046000199570, in the Probate Office of Shelby County, Alabama.

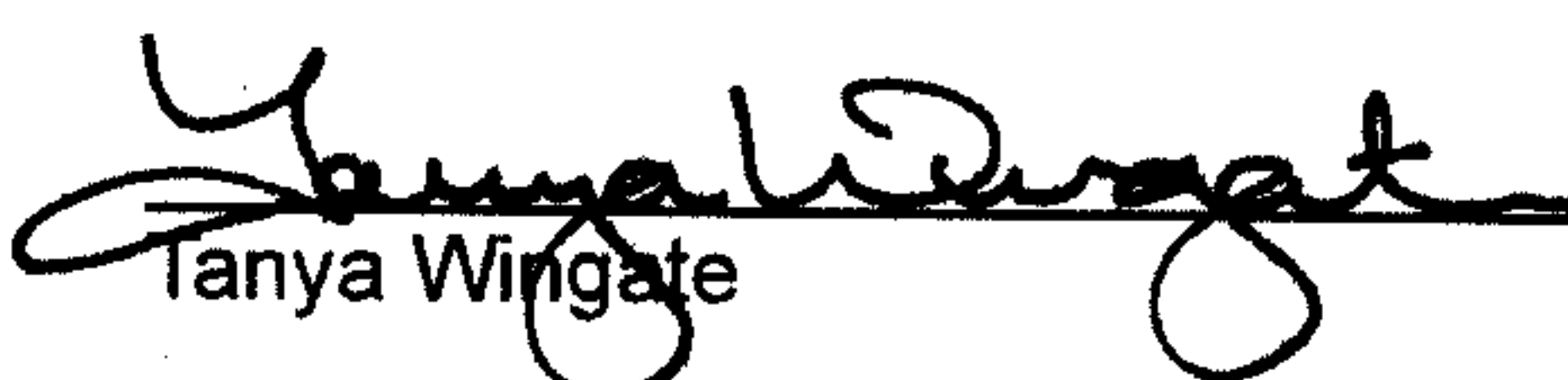
Subject to: All easements, restrictions and rights of way of record.

\$149,268.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

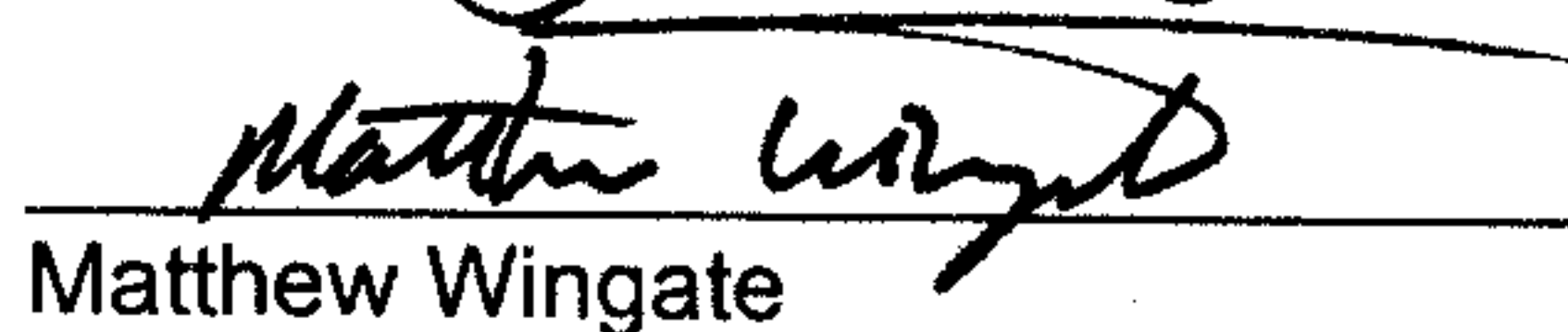
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 6th day of April, 2018.

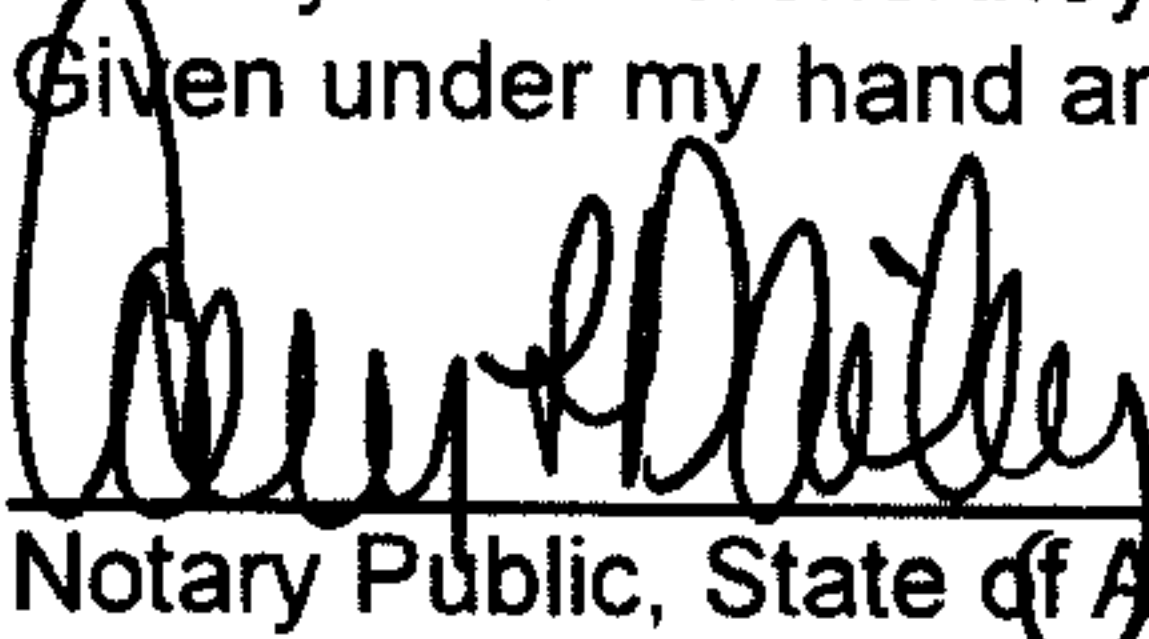

Tanya Wingate


Karen Gordon


Matthew Wingate

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Tanya Wingate, Matthew Wingate, and Karen Gordon, 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 6th day of April, 2018.


Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 6/4/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/10/2018 04:16:42 PM
\$16.00 CHERRY
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