

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

Send Tax Notice To:  
Travis Hayes

88 Highway 17  
Montevallo AL 35115

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

20180501000147270  
05/01/2018 01:17:24 PM  
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty Nine Thousand Nine Hundred Dollars and No Cents (\$59,900.00)**, 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

**Gary McKinney and Kellie McKinney, husband and wife, whose mailing address is:**

137 Falling Waters Lane, Maylene, AL 35114

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

**Travis Hayes, whose mailing address is:**

88 Highway 17, Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **221 Maranatha Trail, Alabaster, AL 35007** to-wit:

Lot 51, according to the Map of Maple Ridge Subdivision recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

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

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 24th day of April, 2018.

[Signature]  
Gary McKinney

[Signature]  
Kellie McKinney

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Gary McKinney and Kellie McKinney, 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 24th day of April, 2018.

[Signature]  
Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: February 02, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/01/2018 01:17:24 PM  
\$75.00 CHERRY  
20180501000147270

[Signature]

