

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

Send Tax Notice To:
Terry Simmons
17220 Hwy 42
Shelby, AL 35143

GENERAL WARRANTY DEED

20180614000211360
06/14/2018 02:45:15 PM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Eight Thousand Dollars and No Cents (\$258,000.00)**, 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

Bradford H Stevens and Alison M Stevens, husband and wife, whose mailing address is:

17220 Hwy 42, Shelby, AL 35143

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

Terry Simmons, whose mailing address is: 6267 Whippoorwill Drive, Pinson, AL 35126

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **17220 Hwy 42, Shelby, AL 35143** to-wit:

Lot 15, according to the Survey of Willow Island Subdivison, the same being a part of the NW Quarter of the SE Quarter of Section 13, Township 22 South, Range 1 East, as recorded in Map Book 4, Page 73, in the Office of the Judge of Probate of Shelby County Alabama.

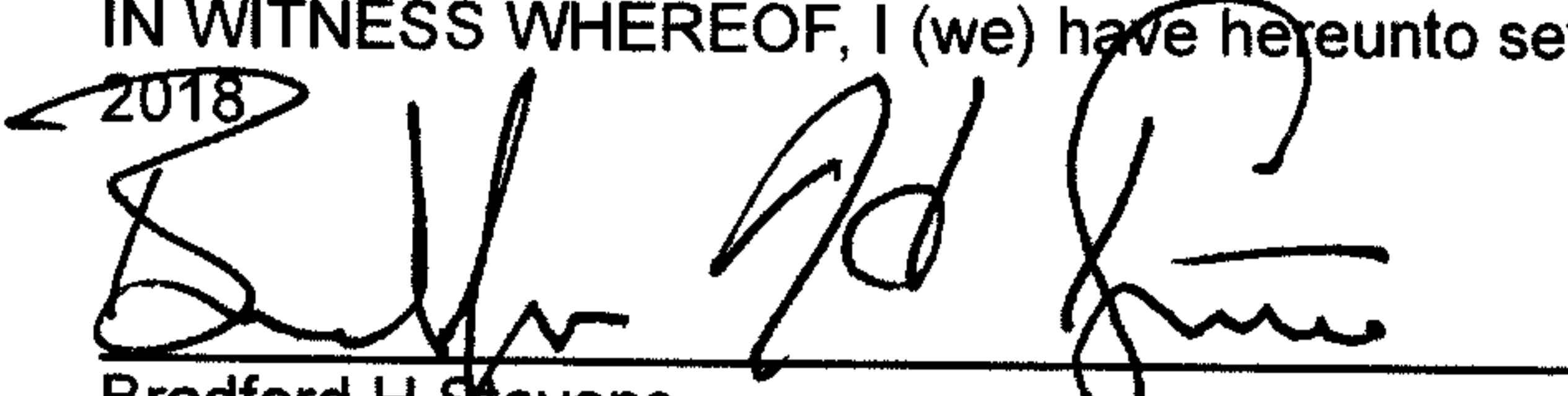
Subject to: All easements, restrictions and rights of way of record.

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 6th day of June,

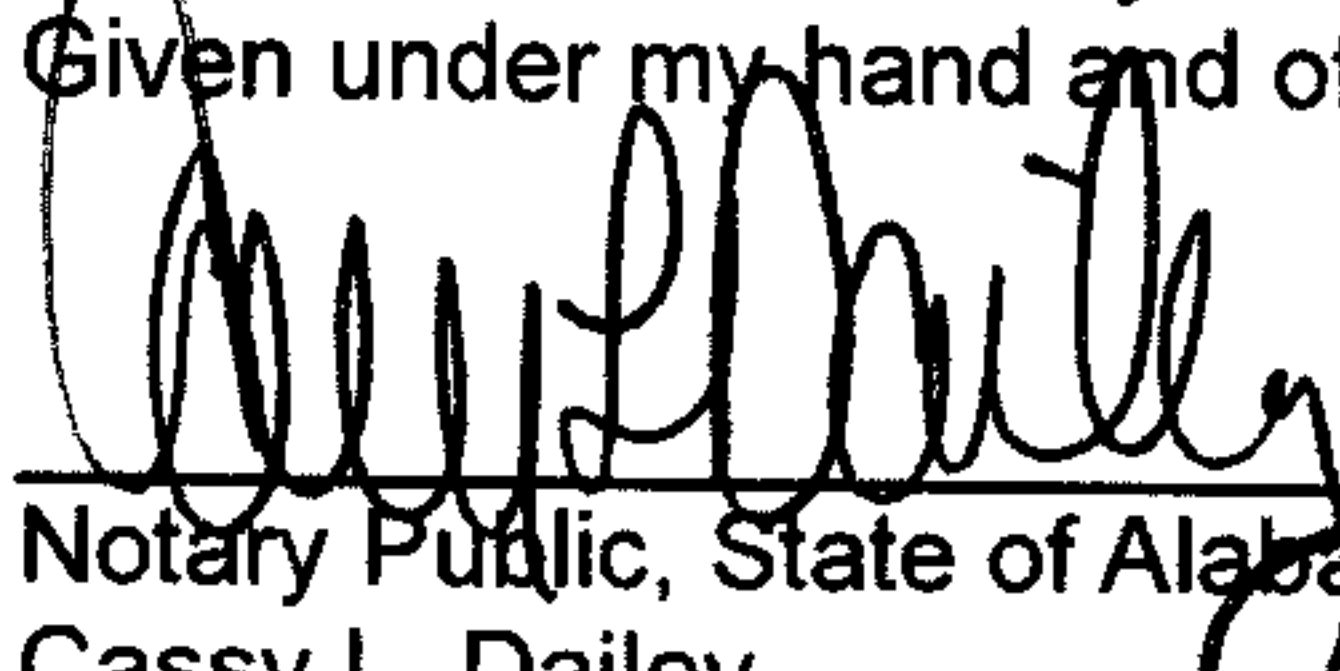
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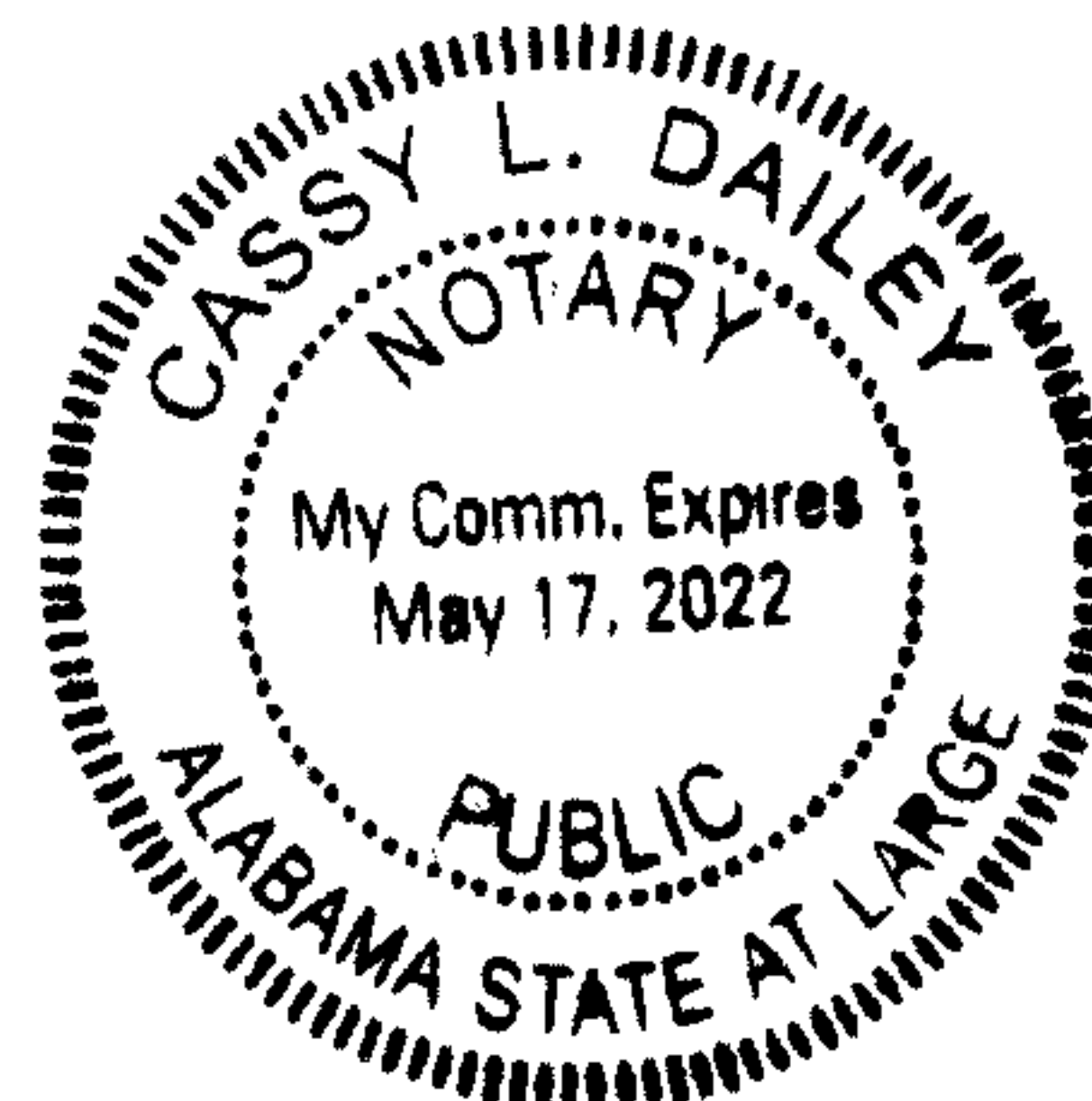

Bradford H Stevens


Alison M Stevens

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bradford H Stevens and Alison M Stevens, 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 June, 2018.


Notary Public, State of Alabama
Cassy L. Dailey
My Commission Expires: 5/17/2022



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/14/2018 02:45:15 PM
\$273.00 CHERRY
20180614000211360

