

20180716000252180
07/16/2018 02:24:53 PM
DEEDS 1/3

Send tax notice to : Aaken Uylengco, 3836 Bent River Rd., Hoover, Al. 35216

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two hundred seventy-seven thousand nine hundred and no/100 (\$277,900.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Jake Headrick and his wife Tommye Byrd, whose mailing address is:

✓ 3810 E. Cherry Street Bldg Springfield, MD 65809

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

AAKEN UYLENGCO

whose mailing address is: 3836 Bent River Rd., Hoover, Al. 35216 and

CHARLES D. FERRY

whose mailing address is:

2124 Rampart Way, Pensacola, FL.
32505

(herein referred to as grantee, whether one or more) , the following described real estate, situated in Shelby County, Alabama, the address of which is: 3836 Bent River Rd., Hoover, Al. 35216
to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

\$250,110.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 we have hereunto set our hands(s) and seal(s) this 12th day of July, 2018.

X Jake Headrick by & through his agent Tommye Byrd (Seal)
JAKE HEADRICK BY & THROUGH HIS AGENT TOMMYE
BYRD
X Tommye Byrd (Seal)
TOMMYE BYRD

(Seal)

State of Missouri
County of Greene

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Tommye Byrd, a married woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the 12 day of July, 2018.

Marquise D. Taylor
NOTARY PUBLIC
My commission expires: 06-28-2021

MARQUISE D. TAYLOR
Notary Public - Notary Seal
State of Missouri
Greene County
My Commission Expires 06-28-2021
Commission # 17194350

State of Missouri
County of Greene

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Tommye Byrd under Specific Durable Power of Attorney for Jake Headrick, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Agent under Specific Durable Power of Attorney for Jake Headrick has executed the same voluntarily on the day the same bears date.

Given under my hand this the 12 day of July, 2018.

Marquise D. Taylor
NOTARY PUBLIC
My commission expires: 06-28-2021

MARQUISE D. TAYLOR
Notary Public - Notary Seal
State of Missouri
Greene County
My Commission Expires 06-28-2021
Commission # 17194350

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 18-7152

Lot 90, according to the Survey of Bent River, Phase IV, as recorded in Map Book 41, Page 64 A & B, in the Office of the Judge of Probate of Shelby County Alabama.

Less and except the following part of Lot 90: Begin at the Northeast corner of the Lot 90 according to the survey of Bent River-Phase IV and run South 36 degrees 06 minutes 39 seconds East along rear lot line of said lot for a distance of 3.28 feet; thence South 61 degrees 04 minutes 03 seconds West for a distance of 25.73 feet; thence North 36 degrees 06 minutes 39 seconds West for a distance of 3.28 feet; thence North 61 degrees 04 minutes 03 seconds East for a distance of 25.73 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/16/2018 02:24:53 PM
\$299.00 DEBBIE
20180716000252180

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.