

18-7749

Send tax notice to: Katie McElroy, 205 Falling Waters Way, Maylene, Al. 35114

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

GENERAL WARRANTY DEED

20180720000259470
07/20/2018 03:02:36 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred eighty-five thousand six hundred and no/100 (\$185,600.00) Dollars, the amount of which can be verified according to 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

Ashley Nicole Passmore Wells and her husband Matthew Wells, whose mailing address is:
7796 Barbara Drive, McCalla, Al 35111

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

Katie McElroy whose mailing address is: 205 Falling Waters Way, Maylene, Al. 35114

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 205 Falling Waters Way, Maylene, Al. 35114** to-wit:

Lot 4, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3 in the Probate Office of Shelby County, Alabama.

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

\$185,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Ashley Nicole Passmore Wells is one and the same person as Ashley Nicole Passmore.

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 we have hereunto set our hands(s) and seal(s) this 20 day of July, 2018.

 (Seal)
ASHLEY NICOLE PASSMORE WELLS

 (Seal)
MATTHEW WELLS

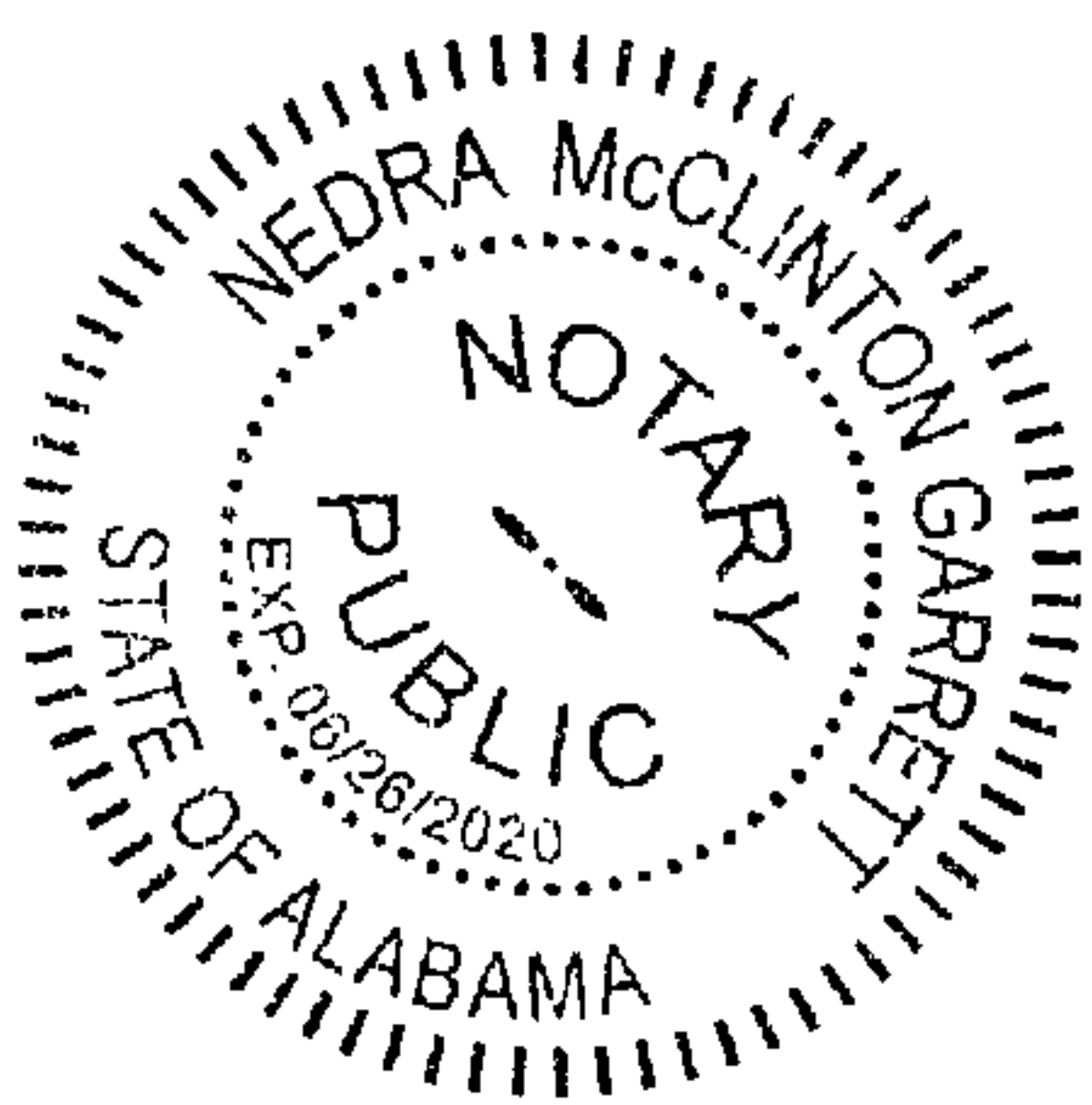
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashley Nicole Passmore Wells and her husband Matthew Wells, whose name(s) 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 20 day of July, 2018.


NOTARY PUBLIC

My commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/20/2018 03:02:36 PM
\$19.00 CHARITY
20180720000259470

