

Send tax notice to: Staci Leigh Ragsdale, 154 Arbour Place, Helena, Al. 35080

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

20180723000261610
07/23/2018 03:12:09 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred fourteen thousand nine hundred and no/100 (\$214,900.00) 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

Eric T. Brown and his wife Amanda J. Brown, whose mailing address is:

648 Rosebury Rd., Helena, Al. 35080

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto Staci Leigh Ragsdale, whose mailing address is: **154 Arbour Place, Helena, Al. 35080**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, the address is: **154 Arbour Place, Helena, Al. 35080** to-wit:

Lot 110, according to the Survey of Hillsboro Subdivision, Phase III, as recorded in Map Book 39, Page 123 A&B in the Probate Office of Shelby County, Alabama.

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

\$171,920.00 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 we have hereunto set our hands(s) and seal(s) this 23 day of July, 2018.

 (Seal)
ERIC T. BROWN

 (Seal)
AMANDA J. BROWN

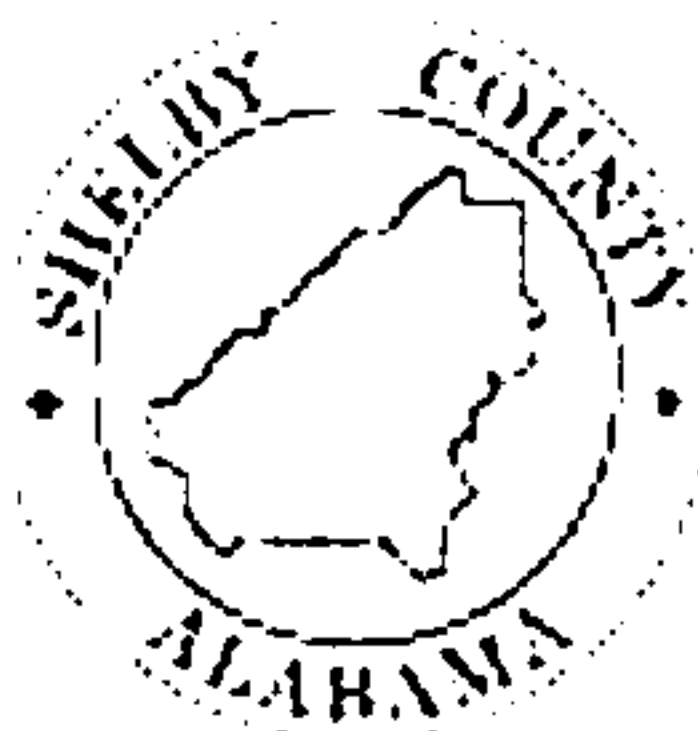
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric T. Brown and his wife Amanda J. Brown, 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 23 day of July, 2018.


NOTARY PUBLIC

My commission expires: 11/5/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/23/2018 03:12:09 PM
\$61.00 CHERRY
20180723000261610

