

Prepared by:  
Robert McNearney  
2870 Old Rocky Ridge Rd.  
Ste 160  
Birmingham, AL 35243

Send Tax Notice To:  
Russell Tres Awtrey  
7712 Wyndham Circle  
Helena, AL 35080

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

20180802000275590  
08/02/2018 11:43:47 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Brian Donegan and Monica Donegan, husband and wife , whose mailing address is:

442 Tocoa Rd ; Helena, AL

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

Russell Tres Awtrey, whose mailing address is:

7712 Wyndham Circle; Helena AL 35080

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 33 according to the Survey of WYNDHAM BEDFORD SECTOR as recorded in Map Book 23, Page 10, Shelby County, Alabama Records.

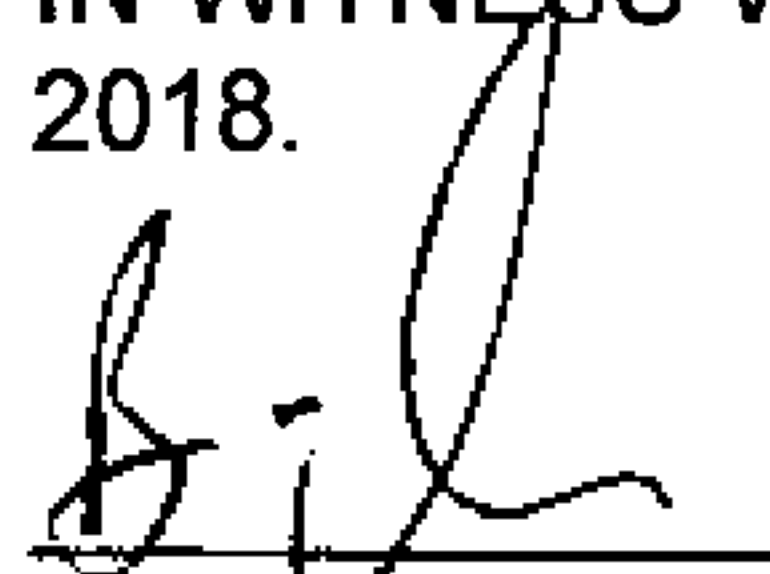
Subject to: All easements, restrictions and rights of way of record.


\$156,750.00 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, I/we have hereunto set my/our hand(s) and seal(s), this the 1st day of August, 2018.


  
\_\_\_\_\_  
Brian Donegan

  
\_\_\_\_\_  
Monica Donegan

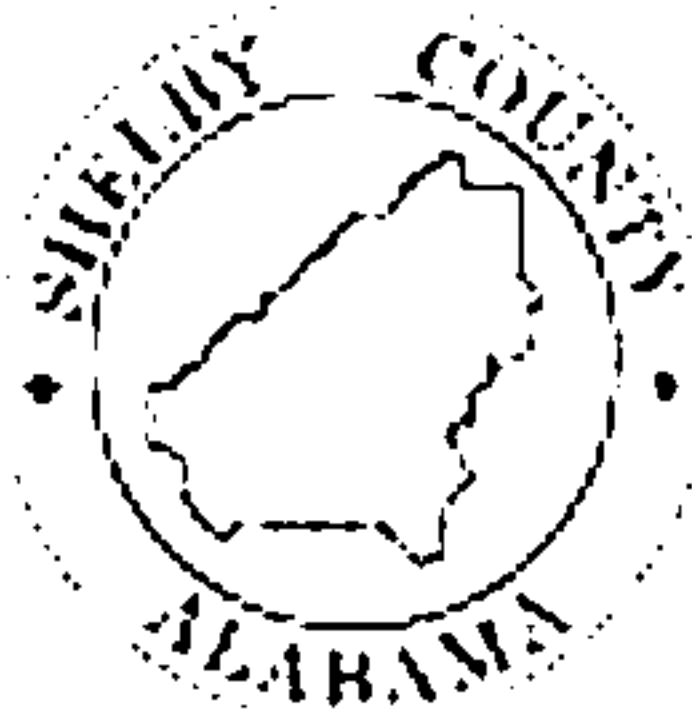
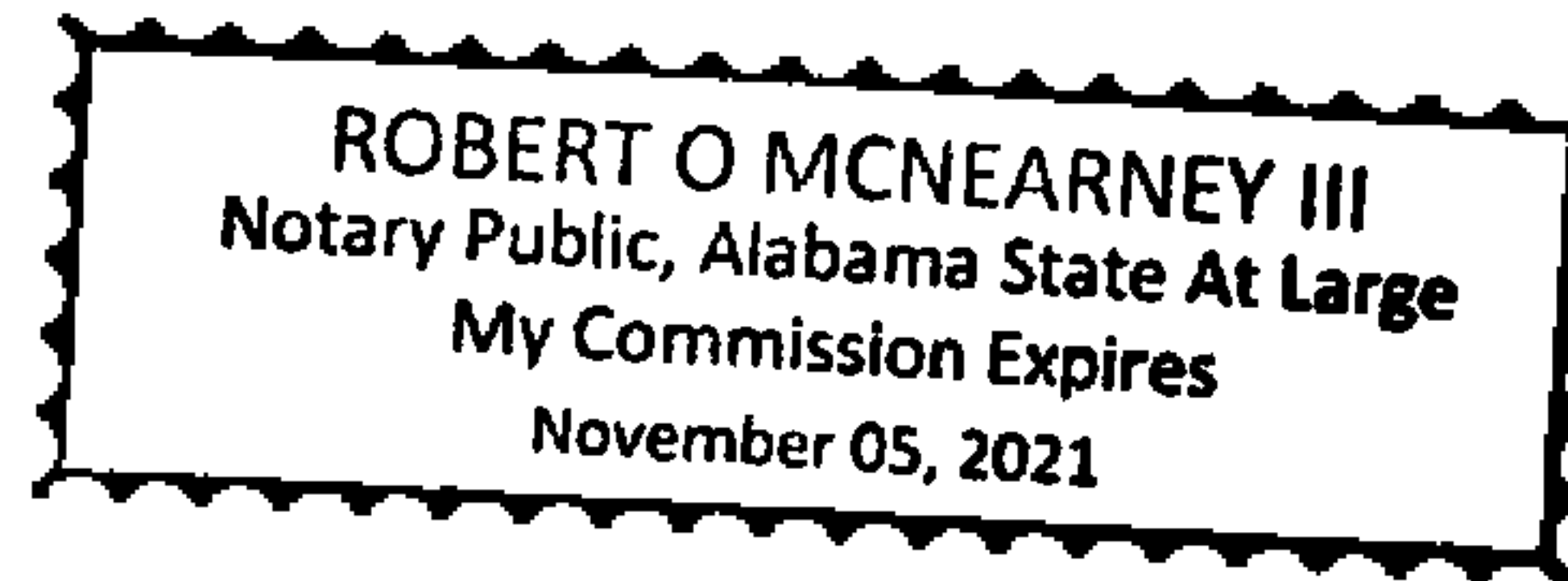
State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Brian Donegan and Monica Donegan, husband and wife 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of August, 2018.

  
\_\_\_\_\_  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires: 11/5/21



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/02/2018 11:43:47 AM  
\$26.50 CHERRY  
20180802000275590

