

20180827000306510  
08/27/2018 09:52:41 AM  
DEEDS 1/2-138

Send tax notice to: Jeremy A. Harrison and Tangulia Harrison, 149 Oakwell Street, Calera, AL 35040

This instrument was prepared by:  
Nedra M. Garrett, Attorney  
McClinton Garrett & Associates, LLC  
1401 Doug Baker Boulevard, Suite 107-122  
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred and Two Thousand and No/100 (\$202,000.00) 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

**George A. Rouse and Megan N. Rouse, husband and wife, whose mailing address is:**

3584 Pine Ribbon Drive, Land O Lakes, FL 34638  
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**Jeremy A. Harrison and Tangulia Harrison, whose mailing address is:**

149 Oakwell Street, Calera, AL 35040  
(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 149 Oakwell Street, Calera, AL 35040** to-wit

Lot 98, according to the Survey of Camden Cove West, Sector 3, Phase I, as recorded in Map Book 35, Page 14, in the Probate Office of Shelby County, Alabama.

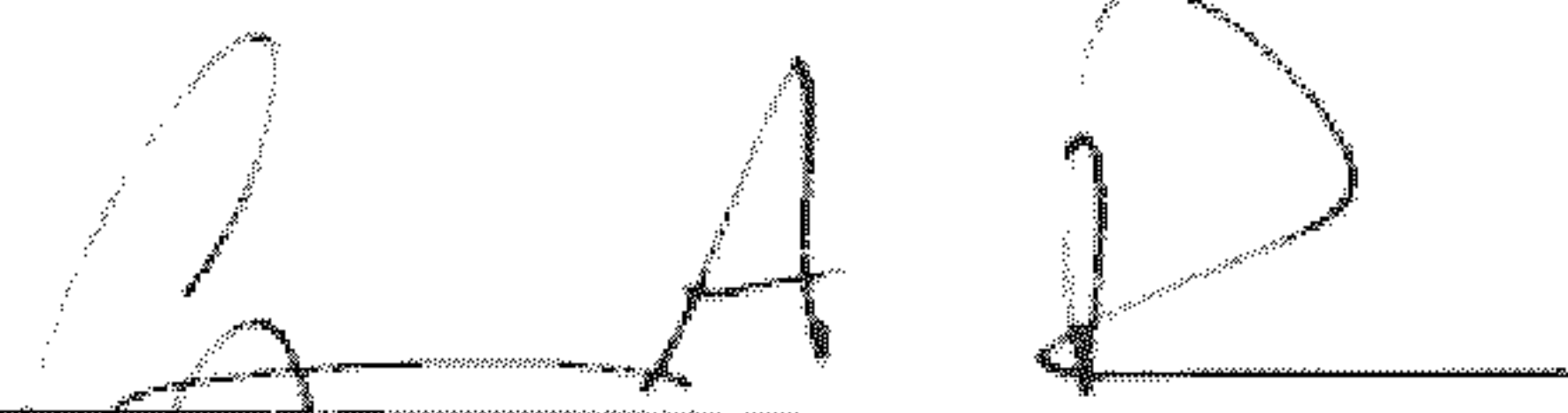
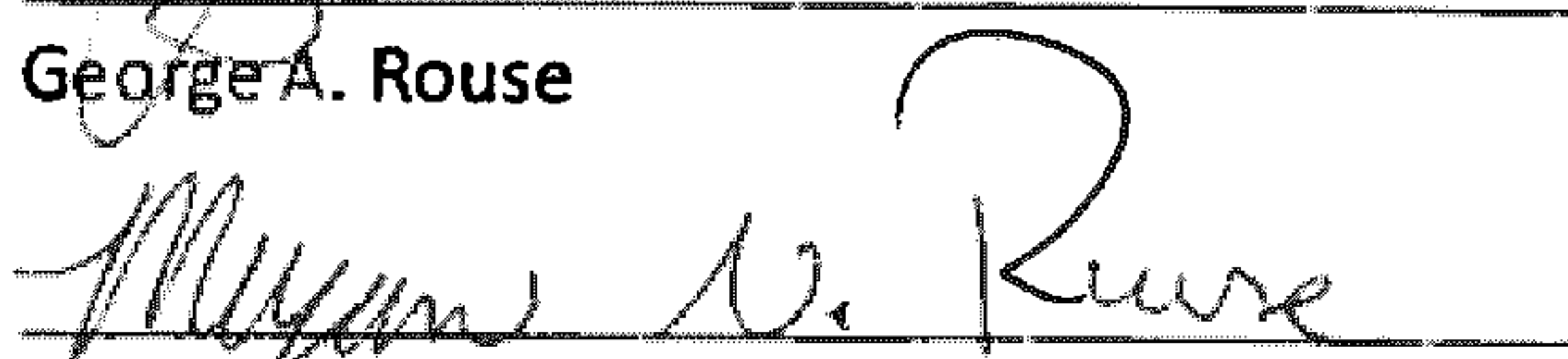
Subject to: All easements, restrictions and rights of way of record.

\$202,000.00 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 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 hand(s) and seal(s) this 22 day of August 2018.

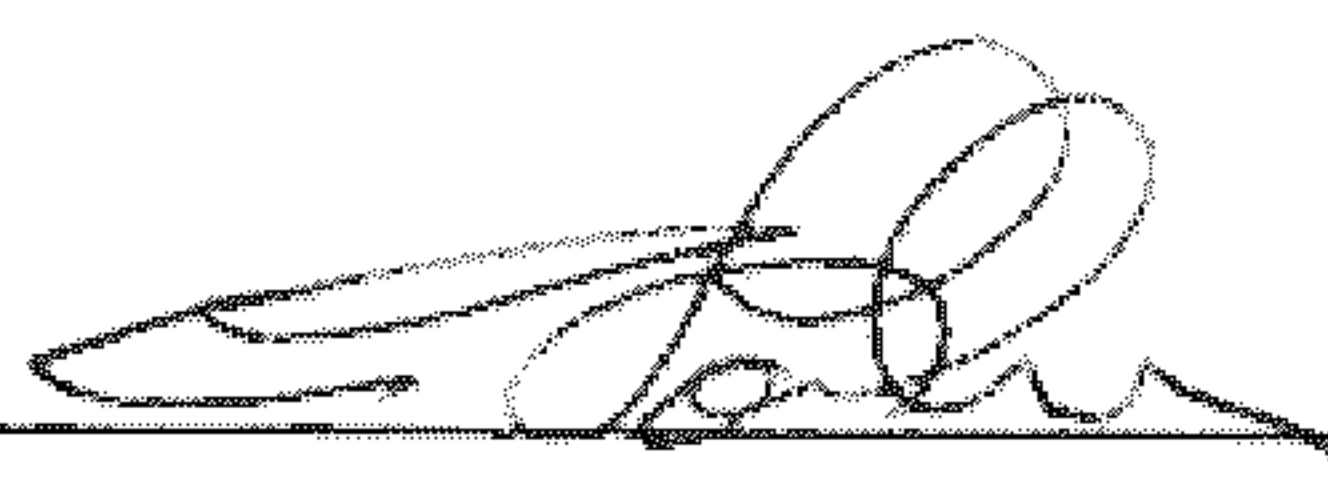
  
George A. Rouse  
  
Megan N. Rouse

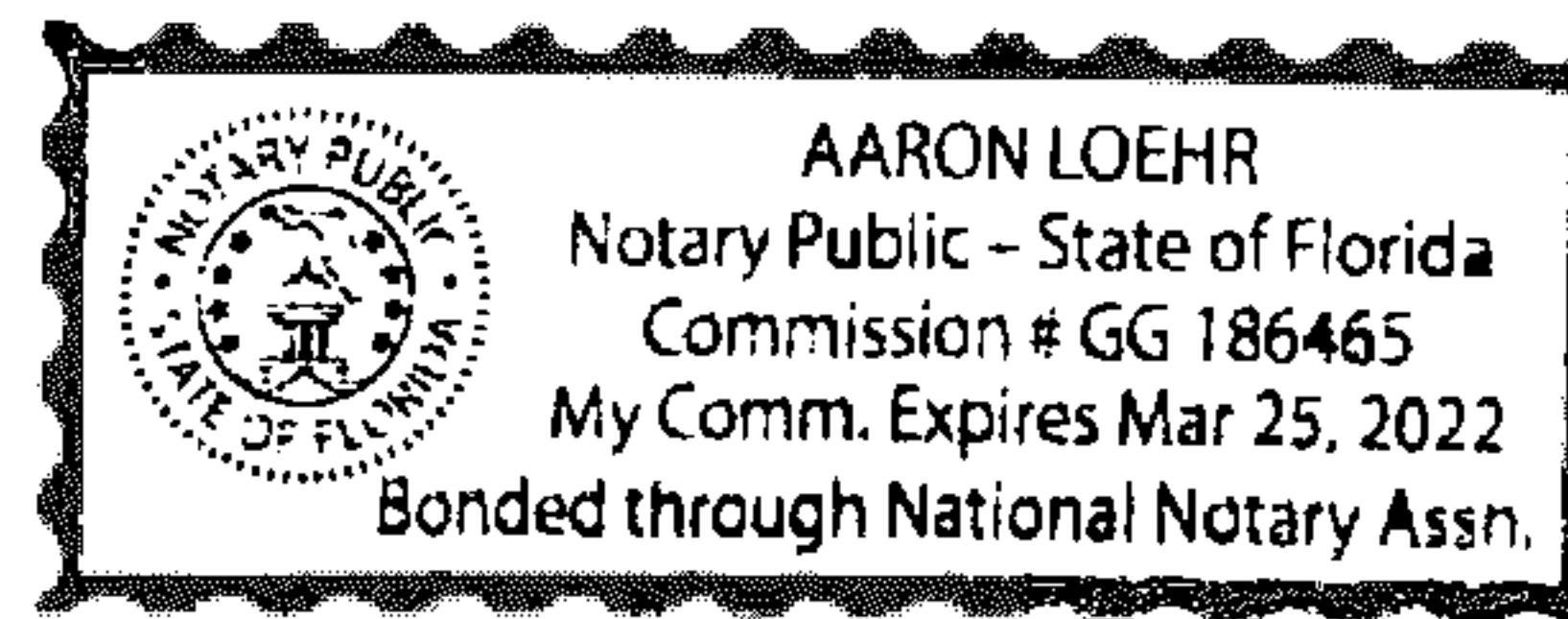
STATE OF Florida

COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **George A. Rouse and Megan N. Rouse**, a married couple whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of August 2018.

  
NOTARY PUBLIC  
My Commission expires: 3-25-2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/27/2018 09:52:41 AM  
\$19.00 CHERRY  
20180827000306510

*Alicia S. Boyd*