

Send tax notice to: Andrew R. Garver and Terri D. Garver, 1076 Beaumont Avenue, Birmingham, AL 35242

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Old Rocky Ridge Road, Suite 160

Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Ninety Five Thousand and No/100 (\$395,000.00) 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

Jon David Sanford and Jane M. Sanford, husband and wife, whose mailing address is:

818 Sculter Road, Homewood, Al 35209

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

Andrew R. Garver and Terri D. Garver, whose mailing address is:

1076 Beaumont Avenue, Birmingham, Al 35242

(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1076 Beaumont Avenue, Birmingham, AL 35242 to-wit**

Lot 62, according to the Final Plat of the Residential Subdivision, Beaumont, Phase 4 as recorded in Map Book 38, Page 134, in the Probate Office of Shelby County, Alabama.

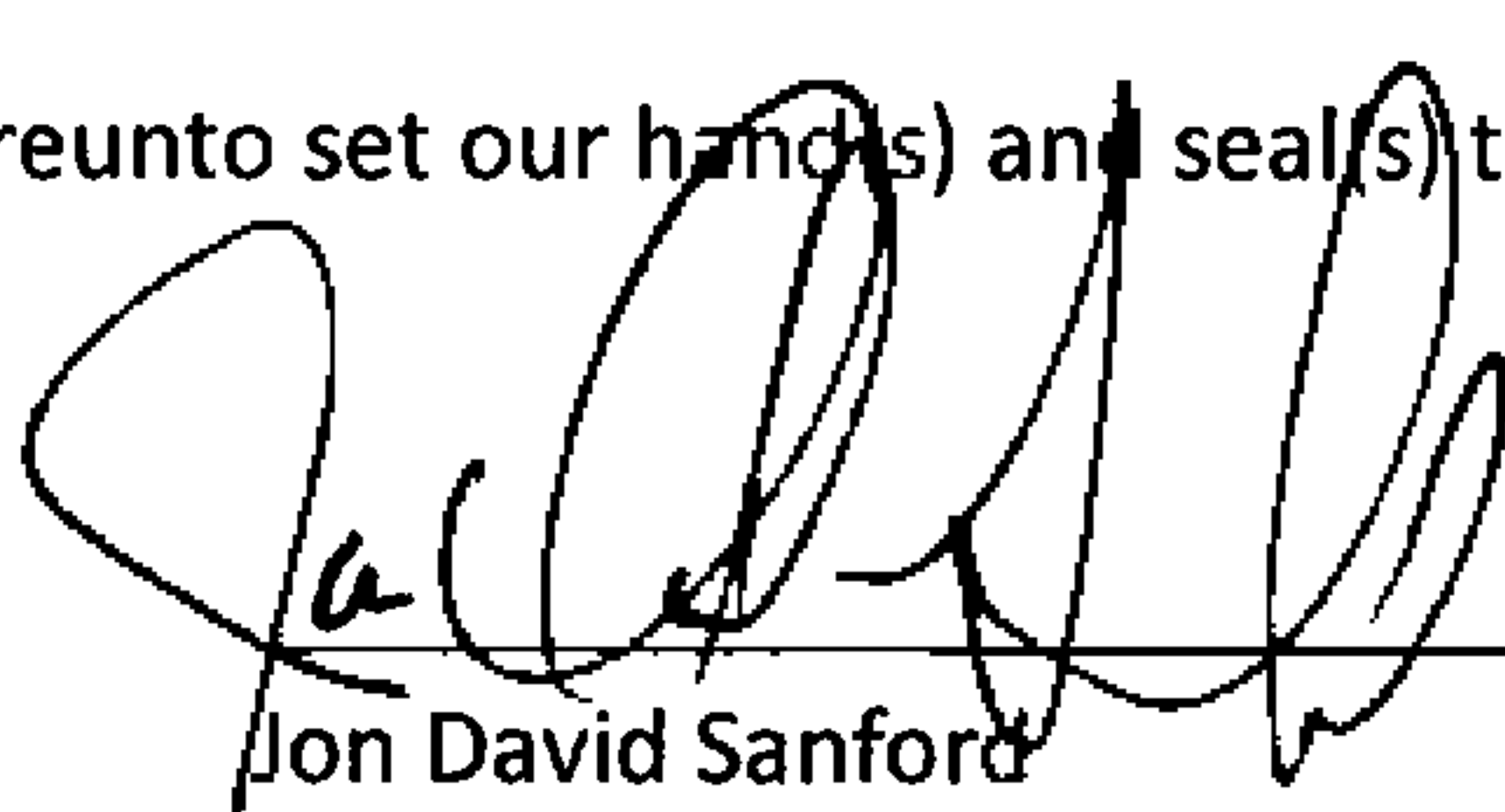
Subject to: All easements, restrictions and rights of way of record.

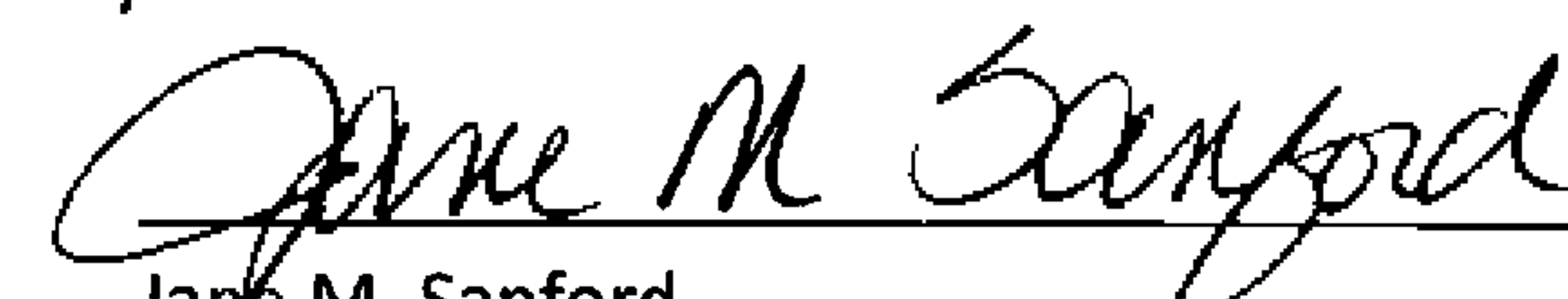
\$316,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; 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 hands) and seal(s) this 31 day of October 2018.


Jon David Sanford

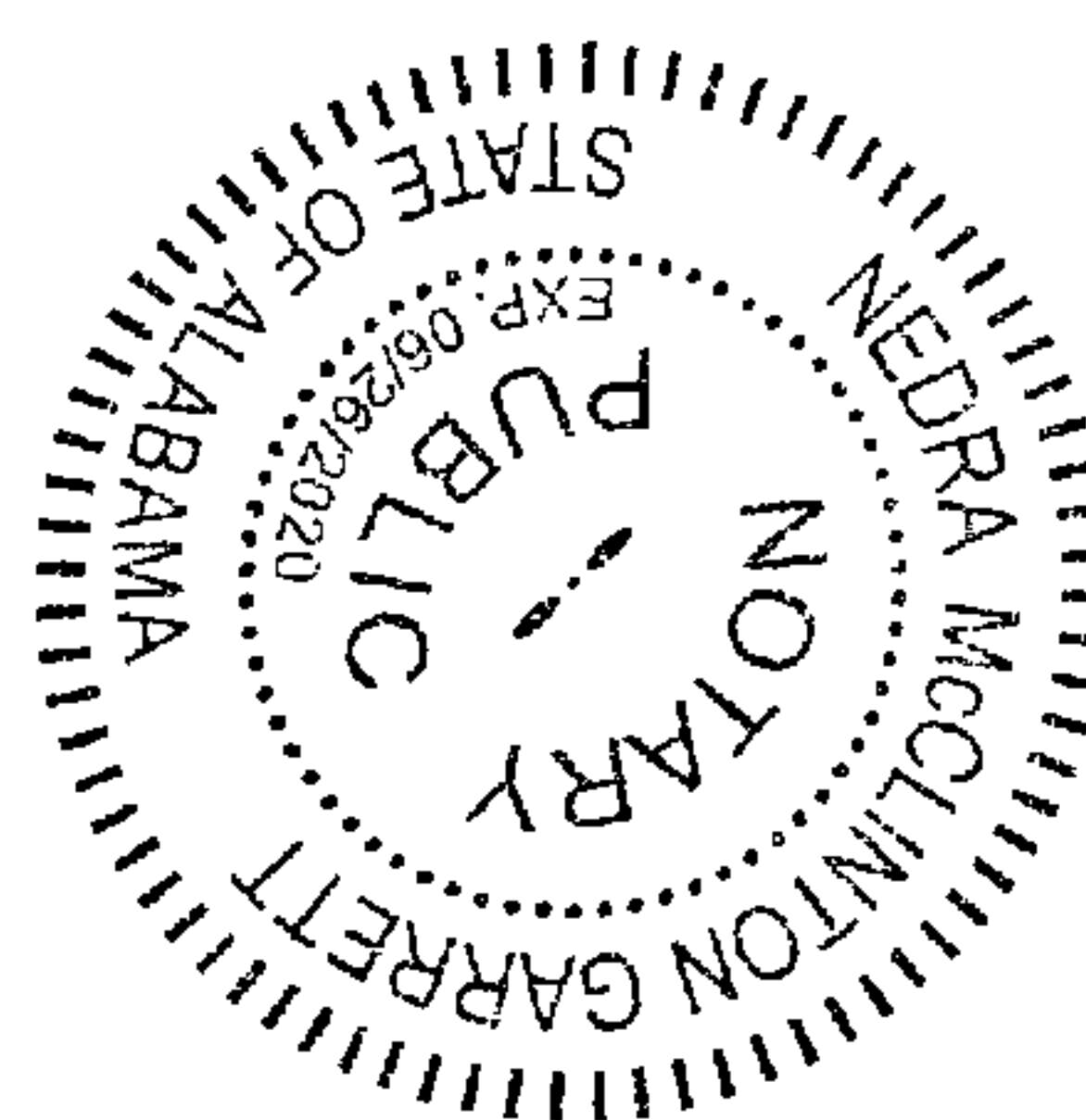

Jane M. Sanford

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jon David Sanford and Jane M. Sanford**, 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 31 day of October 2018.


NOTARY PUBLIC
My Commission expires: 6/24/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2018 02:48:05 PM
\$97.00 CHERRY
20181101000388060

