

Send tax notice to: Shirley Schmidt and Jeffrey Scott Schmidt, 261 Rossburg Drive, Calera, AL 35040

This instrument was prepared by:

Nedra M. Garrett, Attorney
South Oak Title, LLC
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

20181114000402990
11/14/2018 03:37:09 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Thousand and No/100 (\$130,000.00) 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

John M. Morgan, a single man, whose mailing address is:

2421 Beachview Drive, G4, Ocean Springs, MS 39564
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Shirley Schmidt and Jeffrey Scott Schmidt, whose mailing address is:

261 Rossburg Drive, Calera, AL 35040
(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: 261 Rossburg Drive, Calera, AL 35040 to-wit**

Lot 27, according to the Survey of Rossburg, Sector II, as recorded in Map Book 36, Page 38 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

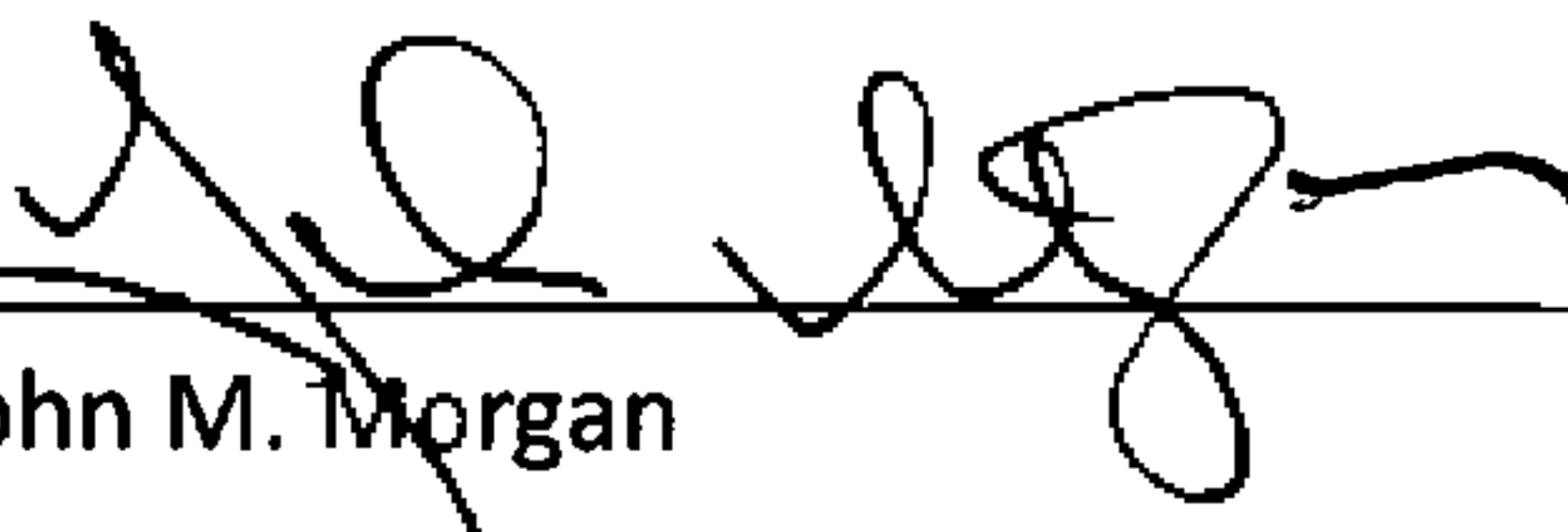
\$131,313.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 hand(s) and seal(s) this 13 day of November 2018.



John M. Morgan

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John M. Morgan**, a single man whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

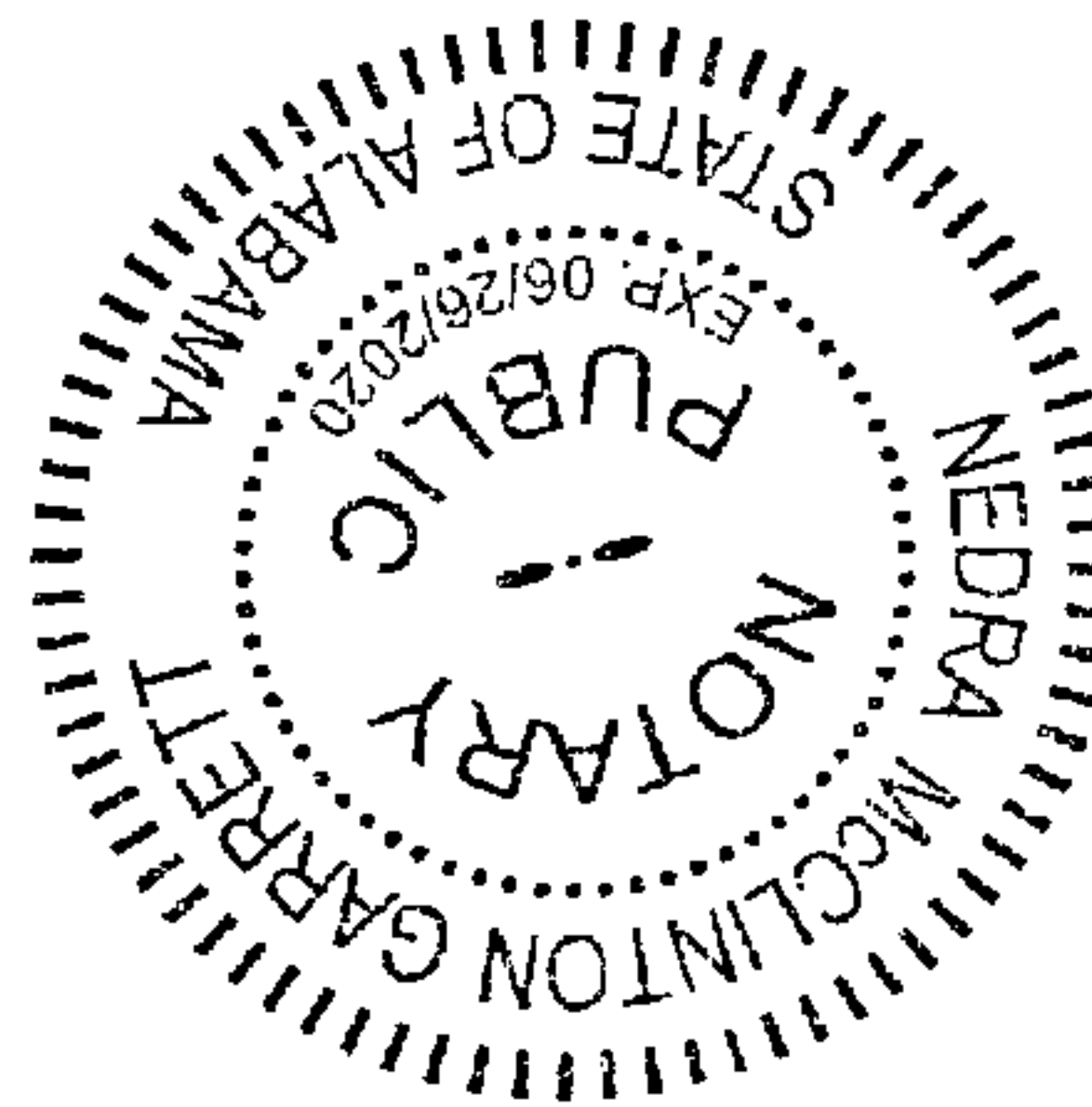
Given under my hand and official seal this the 13 day of November 2018.



NEDRA MCCLINTON GARRETT

NOTARY PUBLIC

My Commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2018 03:37:09 PM
\$19.00 CHARITY
20181114000402990

