

Prepared by:
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Pelham, AL 35124

Send Tax Notice To:
Lewis Brown
3042 Highview Ln.
Calera, AL 35040

GENERAL WARRANTY DEED

20181211000432350

12/11/2018 02:43:39 PM

DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Six Thousand Five Hundred Dollars and No Cents (\$186,500.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Cindy Lou Rhinehart, a married woman, whose mailing address is:

809 Savannah Lane, Calera, AL 35040

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

Lewis Brown, AKA Lewis Brown, Jr. whose mailing address is: 1309 Creel Street, Birmingham, AL 35228

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **3042 Highview Ln., Calera, AL 35040** to-wit:

Lot 1007, according to the Final Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B 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.

\$183,121.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

Eleanor M. Mason, reserved a life estate in that certain deed dated 02/24/09 and recorded 02/26/09 in Instrument #20090226000068630, Probate Records of Shelby County, Alabama. Eleanor M. Mason having died on or about December 28th, 2014.

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 6th day of December, 2018.


Cindy Lou Rhinehart



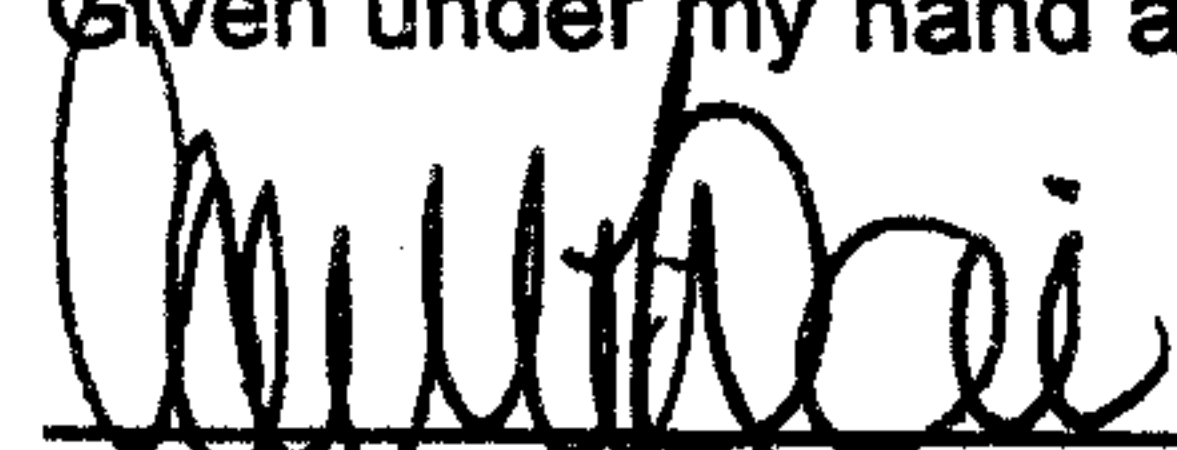
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/11/2018 02:43:39 PM
\$18,50 CHERRY
20181211000432350

Allen S. Bayl

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cindy Lou Rhinehart, whose name 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 6th day of December, 2018.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

