

18-9438

Send tax notice to: Kayla H. Ancelet, 1341 Old Cahaba Cove, Helena, AL 35080

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Old Rocky Ridge Road, Suite 160

Birmingham, AL 35243

20190102000000220

01/02/2019 09:19:37 AM

DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred and Eighty-Seven Thousand and No/100 (\$187,000.00) 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

Amy Scalise, a married woman, whose mailing address is:

302 Creekside Circle, Pelham, AL 35124

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

Kayla H. Ancelet, whose mailing address is:

1341 Old Cahaba Cove, Helena, AL 35080

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **1341 Old Cahaba Cove, Helena, AL 35080 to-wit**

Lot 1007, according to the Map and Survey of Old Cahaba, 10th Sector, as recorded in Map Book 26, Page 112 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$177,650.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Amy Scalise is one and the same as Amy R. Cook of title from that certain deed dated January 26, 2009 and recorded as Instrument Number 20090205000039210. Grantor is married, but the property conveyed herein is not the homestead of the grantor nor the grantor's spouse.

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 27 day of December 2018.



Amy Scalise

STATE OF ALABAMA
COUNTY OF SHELBY

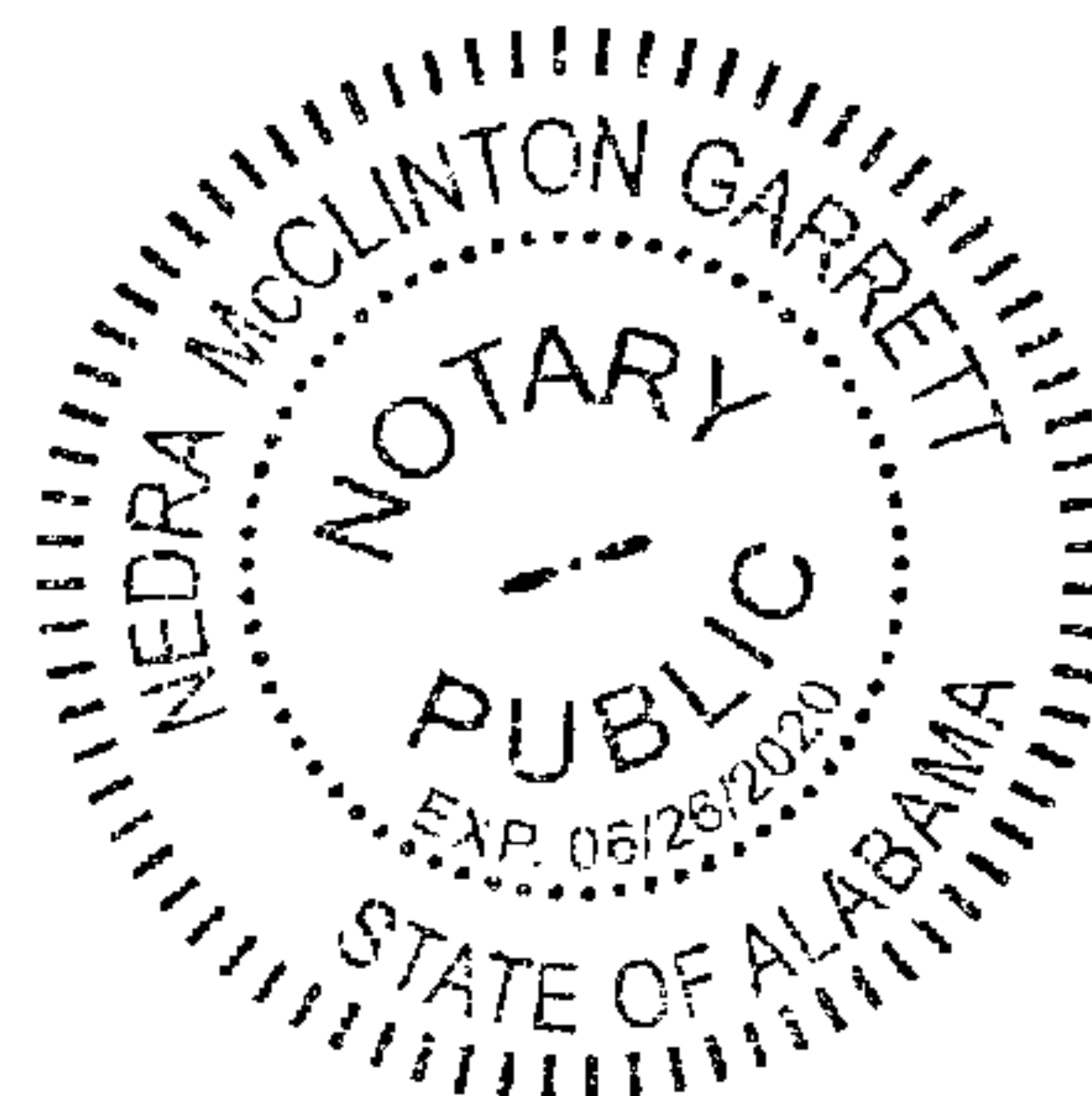
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amy Scalise**, a married woman whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of December 2018.



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
01/02/2019 09:19:37 AM
\$27.50 CHERRY
20190102000000220

