

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35242

Send Tax Notice To:
JAMES FINN
1816 STONE BROOK LANE
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

20190201000032720
02/01/2019 08:55:32 AM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FORTY FIVE THOUSAND DOLLARS & 00/100 (\$245,000.00) AND ALL GOOD AND VALUABLE CONSIDERATION; the undersigned GRANTOR in hand paid by GRANTEE the receipt whereof is hereby acknowledged, I, SUZANNE GANN, an unmarried woman, whose address is 2327 CALEDONIAN ST., CLERMONT, FL 34711, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto JAMES FINN, whose address is 1816 Stone Brook Lane, Birmingham, Alabama 35242, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 1816 Stone Brook Lane, Birmingham, Alabama 35242, to-wit:

LOT 7-B, ACCORDING TO THE MAP OF THE COTTAGES OF BROOK HIGHLAND, AS RECORDED IN MAP BOOK 16, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SSM
\$250,880.00 ~~XXXXXXXXXX~~ of the above recited purchase price was paid from the proceeds of a mortgage loan filed simultaneously herewith.

SUBJECT TO: (1) Taxes for the year 2019, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights not owned by the Grantors, if any.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR IS lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set her hand and seal this the 30th day of January, 2019.

Suzanne Gann
SUZANNE GANN (SEAL)

STATE OF Florida)
COUNTY OF Lake)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that SUZANNE GANN, an unmarried 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 the conveyance signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of January, 2019.

Samantha Mullet
NOTARY PUBLIC
My Commission Expires: 10/08/2020



Samantha Mullet
Notary Public
State of Florida
My Commission Expires 10/8/2020
Commission No. GG 27131



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/01/2019 08:55:32 AM
\$16.00 CHARITY
20190201000032720

Allen S. Bayl