

This Instrument was Prepared by:

Lauren N. Smith, Esquire for National Title and Appraisal, Inc.
2880 Crestwood Blvd
Irondale, AL 35210

File No.: 196690

Send Tax Notice To: Jonathan Lamar Owen

156 Branch Dr
Chelsea, AL 35043

20190218000050080

02/18/2019 08:18:02 AM

DEEDS 1/2

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Sixty Five Thousand Dollars and No Cents (\$365,000.00)**, 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, **Deborah Kay Betters a/k/a Deborah Kaye Betters, a single woman, whose mailing address is 1901 Cahaba Crest Dr, Birmingham, AL 35242** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jonathan Lamar Owen, whose mailing address is 156 Branch Dr, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1901 Cahaba Crest Dr., Birmingham, AL 35242**; to wit:

Lot 29, Block 1, as per the survey of Altadena Woods 1st Sector, as recorded in Map Book 10, Page 104, in the Probate Office of Shelby County, Alabama.

also described as:

Lot 29, Block 1, according to the survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A and B, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$334,774.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of February, 2019.

Deborah Kay Betters
Deborah Kay Betters

State of Alabama

20190218000050080 02/18/2019 08:18:02 AM DEEDS 2/2

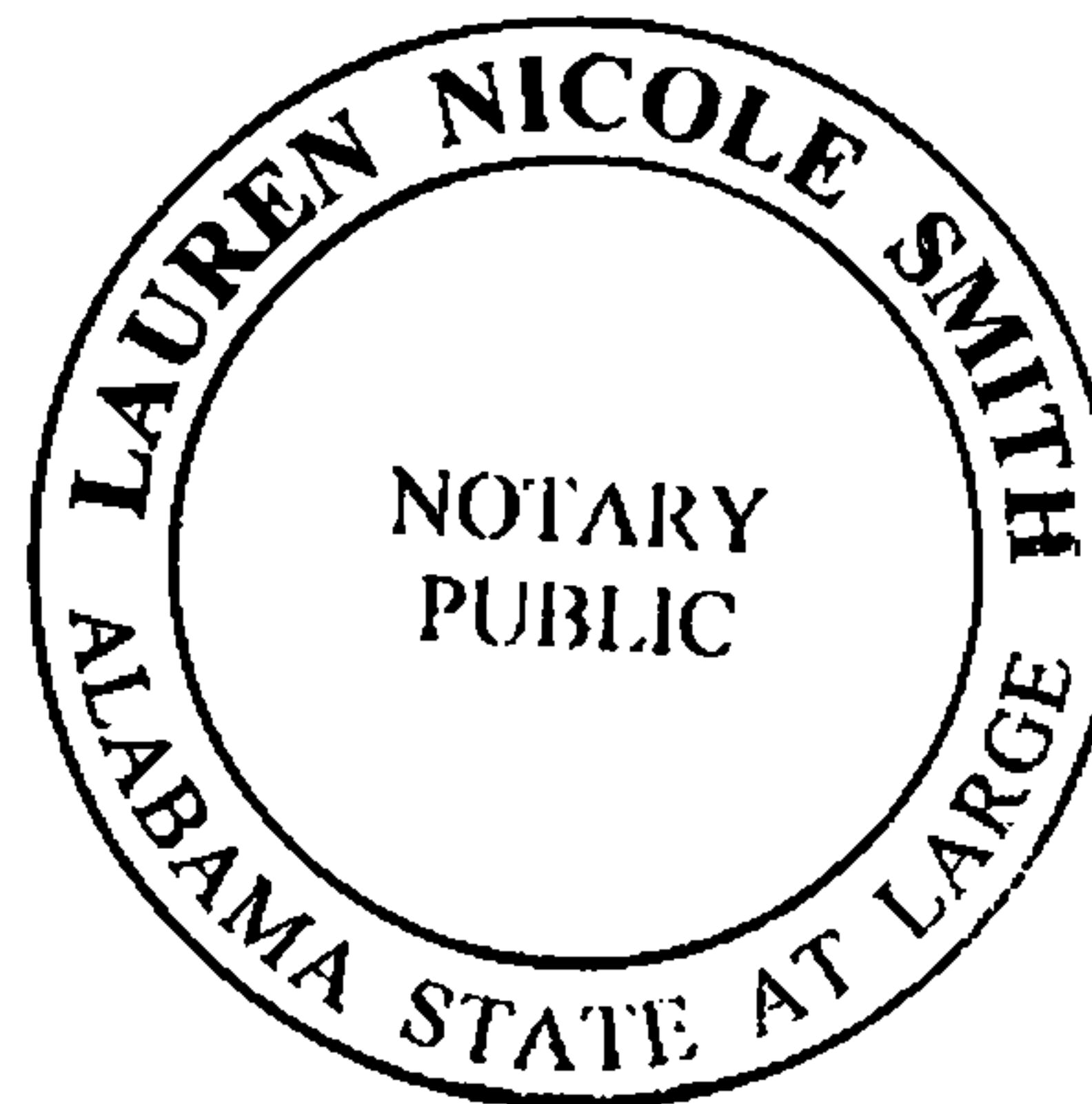
County of Jefferson

I, Lauren Nicole Smith, a Notary Public in and for the said County in said State, hereby certify that Deborah Kay Betters a/k/a Deborah Kaye Betters, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of February, 2019.

Lauren Nicole Smith
Notary Public, State of Alabama

My Commission Expires: 2/2/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/18/2019 08:18:02 AM
\$48.50 CHERRY
20190218000050080

Allen S. Boyd