

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Victoria C. Anthony
2026 Village Ln.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20190305000070390
03/05/2019 03:15:57 PM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Seven Thousand Five Hundred Dollars and No Cents (\$127,500.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Benjamin Hitt and Erin Hitt, husband and wife, whose address is 1016 Ashley Blvd Ln; Helena, AL 35080 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Victoria C. Anthony whose address is 2016 Village Lane, Calera, AL 35040 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

LOT 256, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA.

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

\$100,000.00 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 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 1st day of March, 2019.


Benjamin Hitt


Erin Hitt

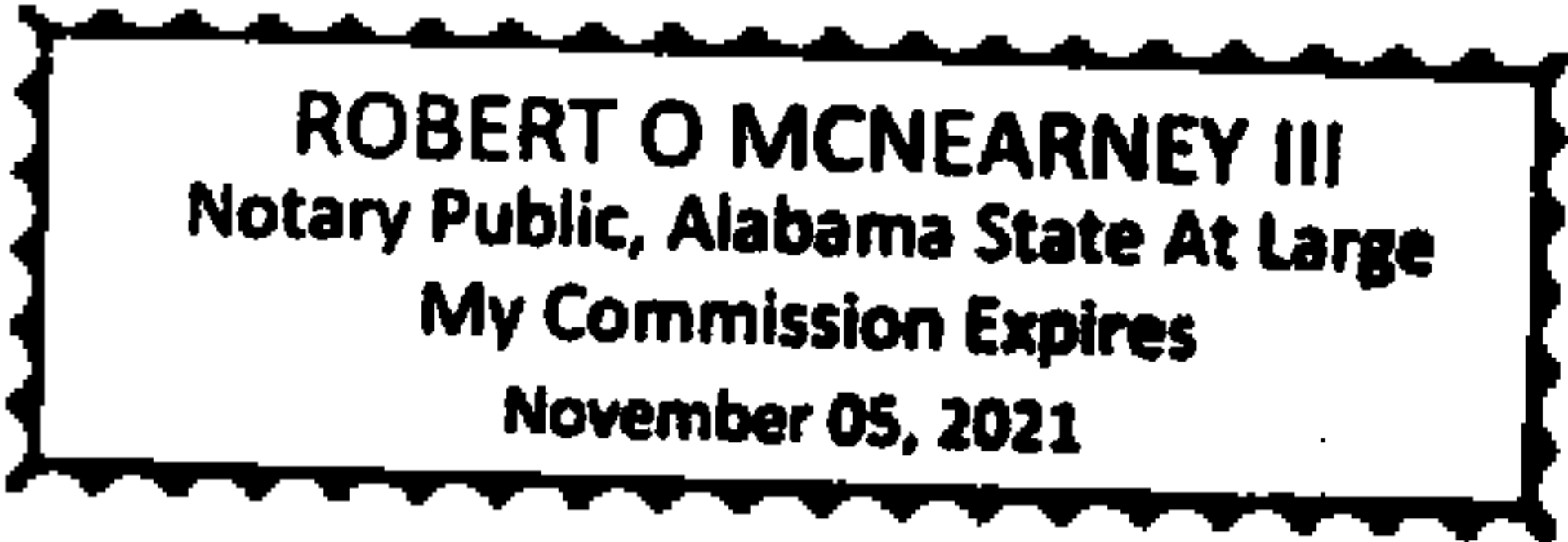
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Benjamin Hitt and Erin Hitt, 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 Benjamin Hitt and Erin Hitt executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of March, 2019.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 11/05/21



State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Benjamin Hitt and Erin Hitt 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of March, 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2019 03:15:57 PM
\$42.50 CHERRY
20190305000070390

