

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

Send Tax Notice To:
Sergio Herenu
7537 Spencer Ln.
Helena, AL 35080

GENERAL WARRANTY DEED

20190425000136230
04/25/2019 12:58:56 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventeen Thousand Dollars and No Cents (\$117,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, John Beasley and Sarah Duncan, husband and wife, whose address is 1341 Coosa County Road 75 Goodwater AL 35072 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Sergio Herenu whose address is 7537 Spencer Lane, Helena, AL 35080 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 19A, according to the Resurvey of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Wyndham Townhomes, as recorded in Map Book 24, Page 15, in the Probate Office of Shelby County, Alabama.

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

\$113,490.00 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 22nd day of April, 2019.



John Beasley



Sarah Duncan

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John Beasley and Sarah Duncan, 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 in his/her/their executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of April, 2019.



Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 12/29/2021

LORI FARLEY
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
December 29, 2021

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that John Beasley and Sarah Duncan 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.

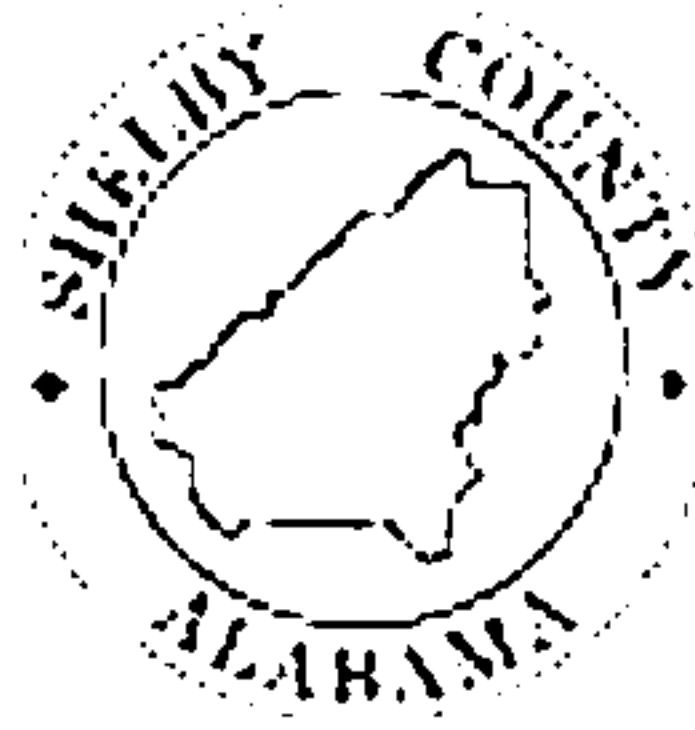
Given under my hand and official seal, this the 22nd day of April, 2019.



Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 12/29/2021

LORI FARLEY
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
December 29, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/25/2019 12:58:56 PM
\$22.00 CHARITY
20190425000136230

Allie S. Bayal