



20190426000138400 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
04/26/2019 02:12:44 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046

WARRANTY DEED

SEND TAX NOTICES TO:

1807 Chandament Cir.
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred Ninety Thousand Five Hundred Eighty Dollars (\$198,900.00) and other valuable considerations to the undersigned **GRANTOR, Gerald W. Terry, a married person**, in hand paid by the **GRANTEE, Michael James Talbert**, the receipt whereof is acknowledged, I, the said **GRANTOR**, do hereby grant, bargain, sell and convey unto the said **GRANTEE**, the following described real estate situated in **SHELBY County, Alabama**, to wit:

Lot 48, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5 page 106 in the Probate Office of Shelby County, Alabama.

\$195,296.00 of the Purchase price was obtained by a Purchase Money Mortgage.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The above described property constitutes no part of the homestead of Grantor or his/her spouse.

Prior Deed Reference: Inst. 20101123000394290.

TO HAVE AND TO HOLD to the said **GRANTEE**, his heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR, does for himself, his heirs, executors, administrators, successors and assigns, covenant with said **GRANTEE**, his heirs, executors,

administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hands and seals, on this 15th day of April, 2019.

Gerald W. Terry
Gerald W. Terry

STATE OF ALABAMA)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Gerald W. Terry**, 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, he executed the same voluntarily on the day the same bears date.

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


Justin A. [Signature]
NOTARY PUBLIC
My Commission Expires: 3-16-27

Address of Grantee:
1807 Chandamont Cir.
Pelham, AL 35124

Address of Grantor:
2411 Chandawood Dr.
Pelham, AL 35124

Property Address:
1807 Chandamont Circle
Pelham, AL 35124

Real Value: \$198,900.00


20190426000138400 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
04/26/2019 02:12:44 PM FILED/CERT