

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Jenny M. Gilmore
2 Ashford Circle
Hoover, AL 35244
(Also the Property Address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Forty Nine Thousand Nine Hundred and No/100 (\$149,900.00) Dollars--

As evidenced by closing statement,
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Patricia Saunders Ragan, an unmarried woman
(whose address is: 1905 Cahaba Ave Hoover, AL 35244)
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Jenny M. Gilmore
(whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 2, according to the Amended Map of Chase Plantation, as recorded in Map Book 8, Page 79, in the Probate Office of Shelby County, Alabama.

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

\$ 119,920.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I /we do for myself / ourselves and for my / our heirs, executors, and administrators covenant with the said GRANTEES, their successors 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 successors 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 26th day of June 2019.

_____(Seal)

Patricia Saunders Ragan (Seal)
Patricia Saunders Ragan

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Patricia Saunders Ragan, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, A.D., 2019.

My Commission Expires: 9/22/21

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2019 11:48:42 AM
\$45.00 CHERRY
20190701000233750

Allen S. Beal