

Prepared by:
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Send Tax Notice To:
Commercial Development
Authority of Alabaster
1953 Municipal Way
Alabaster, AL 35007

GENERAL WARRANTY DEED

20190703000240270
07/03/2019 01:50:15 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Becky Lucas, an unmarried woman, and Angela Edmondson, a married woman, whose mailing address is:

2433 Hwy 71, Shelby, AL 35143

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Commercial Development Authority of Alabaster, whose mailing address is: 1953 Municipal Way
Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1062 6th Street SW, Alabaster, AL 35007** to-wit:

Lot No. 84 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph M. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:
Commence at-the intersection of the north right of way line of Strowd Avenue and the west right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Fallon Avenue for 100.00 feet to the point of beginning; thence 90 deg. 00 min. left and run northwesterly for 95.12 feet; thence 62 deg. 42 min. 54 sec. right and run northwesterly for 77.92 feet; thence 117 deg. 17 min. 06 sec. right and run southeasterly for 130.84 feet to a point on the west right of way line of Fallon Avenue; thence 90 deg. 00 min. right and run southwesterly along said right of way line of Fallon Avenue for 69.25 feet to the point of beginning.


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


The above described property does not constitute the homestead of Angela Edmondson, nor that of her spouse, neither is it contiguous thereto.

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 20th day of June, 2019.

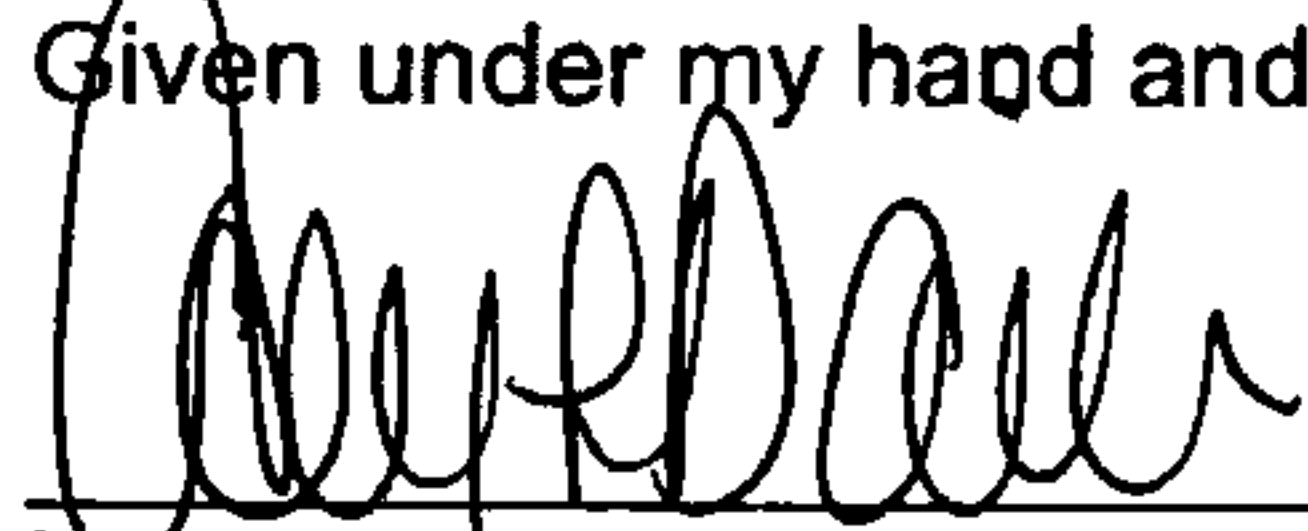

Becky Lucas


Angela Edmondson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Becky Lucas and Angela Edmondson, whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2019.



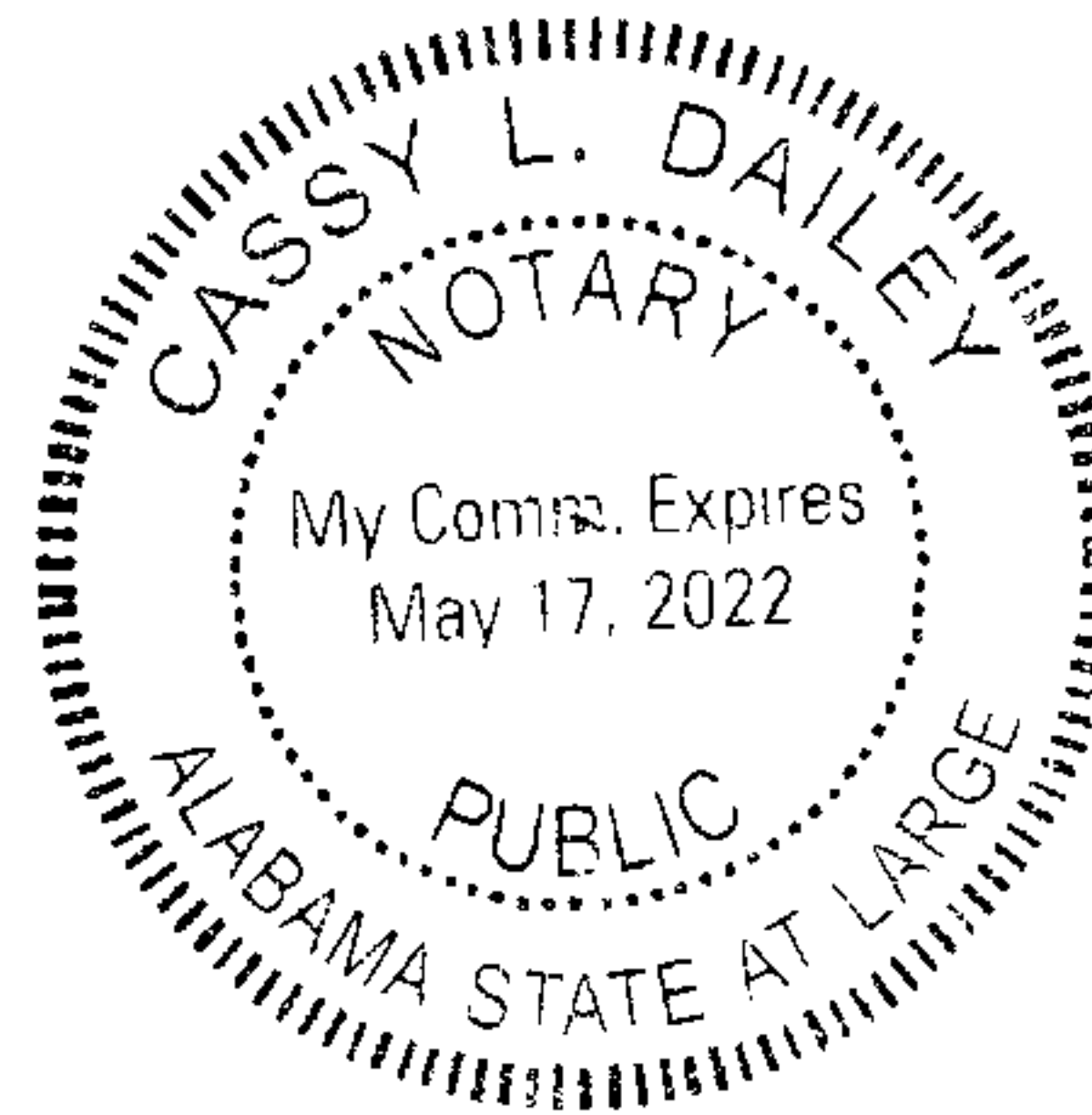
Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires:

5-17-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2019 01:50:15 PM
\$83.00 CHARITY
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