

19-124

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07/03/2019 02:31:22 PM

DEEDS 1/2

**Tax notice to: Michael Andre Parker and Eleanor H. Parker, 261 Strathaven Lane, Pelham, AL 35124**

This instrument was prepared by:

Nedra M. Garrett, Attorney

McClinton Garrett & Associates, LLC

1401 Doug Baker Boulevard, Suite 107-122

Birmingham, AL 35242

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two Hundred Seventy Nine Thousand Nine Hundred and No/100 (\$279,900.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Roxanna Cazer-Traylor and Don J. Traylor, husband and wife, whose mailing address is:**

12847 Daylight Drive, #1227, St. Louis, MO 63131

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

**Michael Andre Parker and Eleanor H. Parker, whose mailing address is:**

261 Strathaven Lane, Pelham, AL 35124

(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, the address of which is: 261 Strathaven Lane, Pelham, AL 35124 to-wit

Lot 1650, according to the Survey of Strathaven at Ballantre, Phase 2, as recorded in Map Book 41, Page 51, Shelby County, Alabama.

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

\$289,136.00 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises;

and 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 we have hereunto set our hand(s) and seal(s) this 28 day of June 2019.

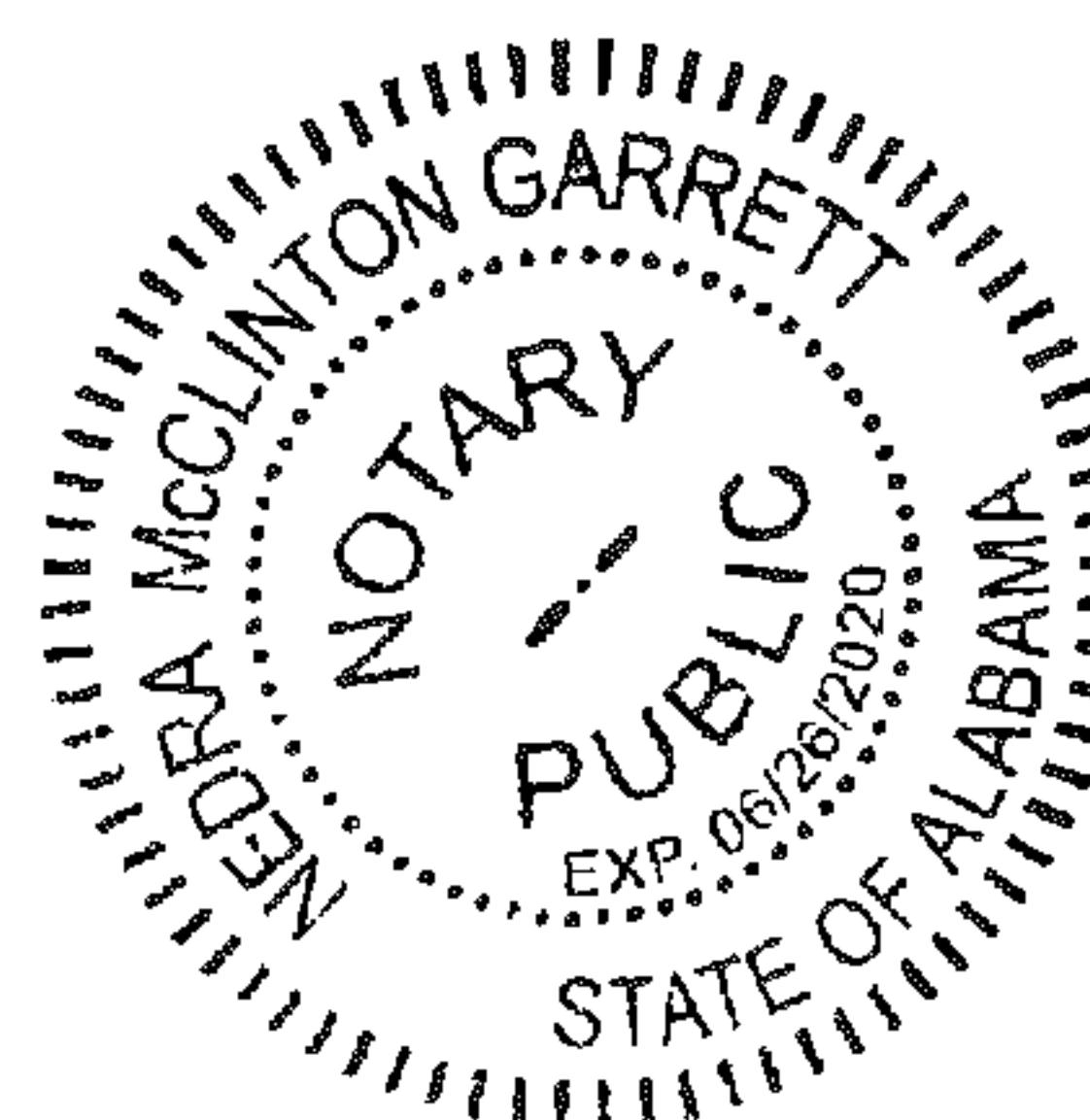
Roxanna Cazer-Traylor  
Roxanna Cazer-Traylor  
Don J. Traylor  
Don J. Traylor

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Roxanna Cazer-Traylor and Don J. Traylor**, a married couple whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of June 2019.

Neidra McClintic Garrett  
NOTARY PUBLIC  
My Commission expires: 10/26/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/03/2019 02:31:22 PM  
\$19.00 CHARITY  
20190703000240570

Allie S. Boyd