

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

Send Tax Notice To:
Melisa C. Zwillling
5650 Double Oak Ln.
Birmingham, AL 35242

GENERAL WARRANTY DEED

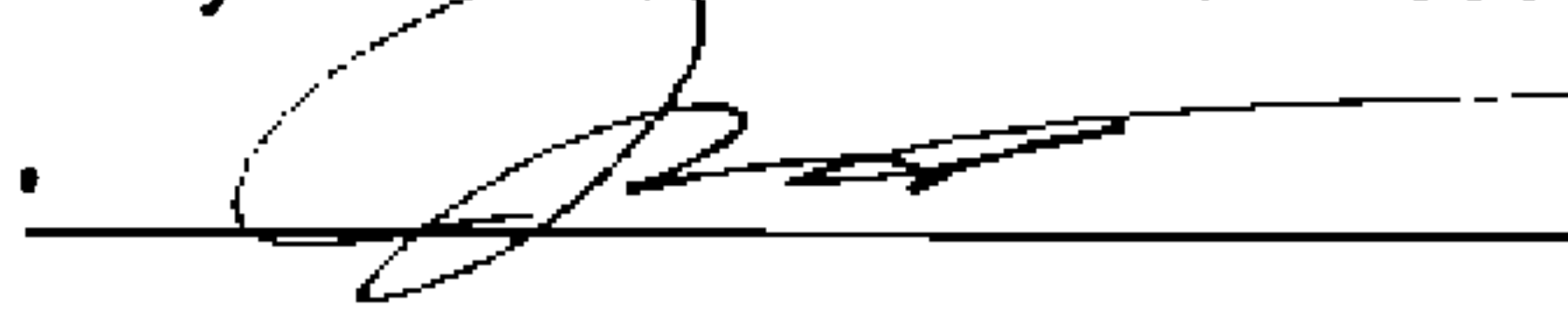
State of Alabama
County of Shelby

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07/22/2019 02:14:12 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Twenty Five Thousand Dollars and No Cents (\$825,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Jerry S. Gaut and Katherine N. Gaut, husband and wife, whose mailing address is:

 782 Heatherwood Drive
(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto B'ham AL
35244

Melisa C. Zwillling, whose mailing address is:

5650 Double Oak Ln; Birmingham AL 35242

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 18, according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Easement and Right-of-way for Driveway:

Commence at the Northwest corner of Lot 19, according to the Final Plat of Mountain Crest Estates, as recorded in Map Book 32, Page 76 in the Probate Office of Shelby County, Alabama and run North 58° 09' 33" East along the Southeast right-of-way line of Double Oak Lane for 107.20 feet to the Point of Beginning of the easement herein described; thence continue along the last described course for 9.70 feet to the Point of Beginning of a curve to the right having a radius of 25.0 feet; thence run along said curve and said right-of-way line for 23.04 feet to the end of said curve and the Point of Beginning of a curve to the left having a radius of 66.00 feet; thence run along said curve and said right-of-way line for 24.25 feet; thence run South 35° 51' 42" East along the Northeast line of said Lot 19 for 37.36 feet; thence run North 77° 47' 40" West for 62.70 feet, thence run North 45° 58' 08" West for 20.40 feet to the Point of Beginning.

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

\$783,750.00 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 18th day of July, 2019.


Jerry S. Gaut


Katherine N. Gaut

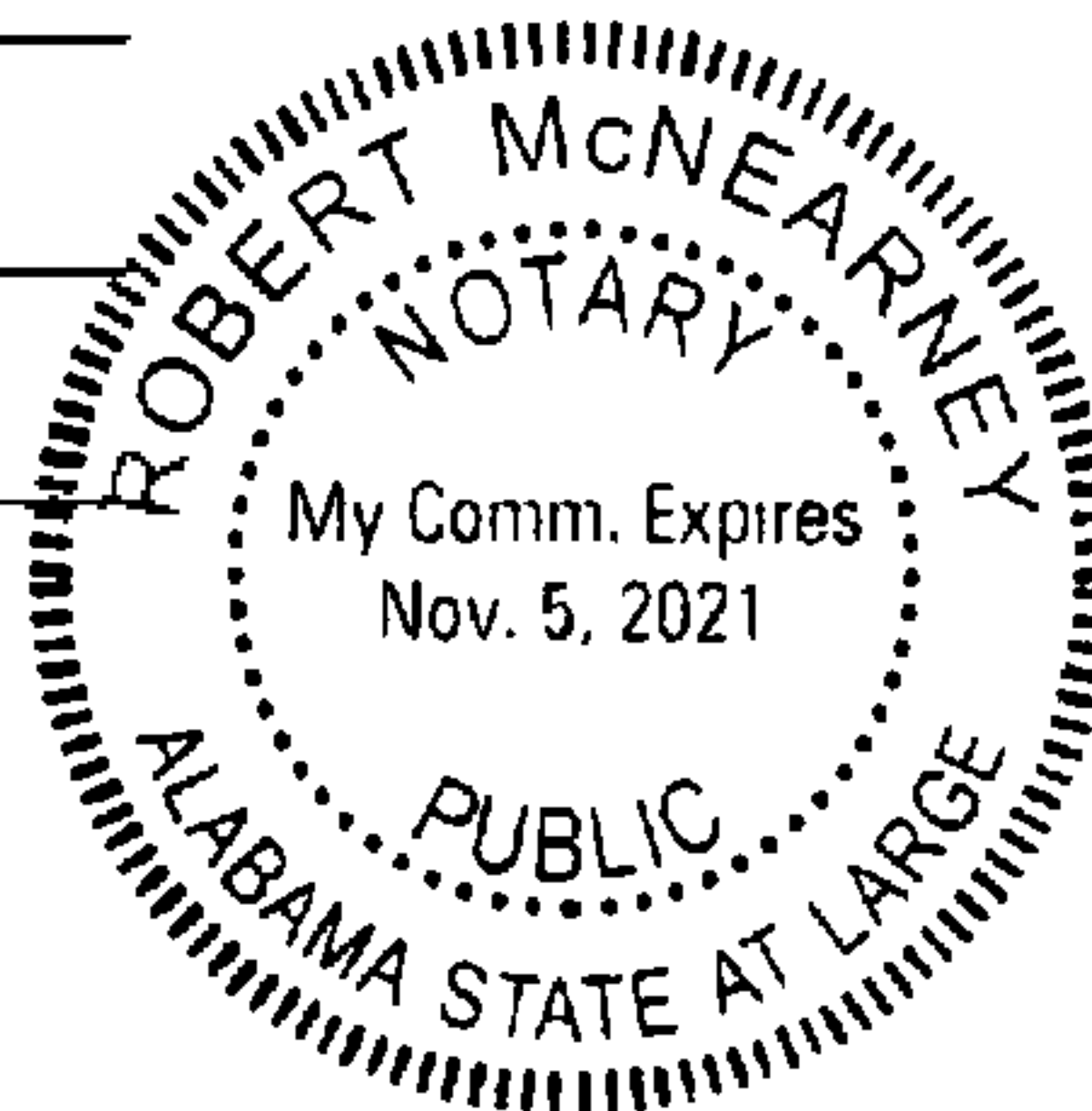
State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Jerry S. Gaut and Katherine N. Gaut, husband and wife 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of July, 2019.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2019 02:14:12 PM
\$59.50 CHERRY
20190722000259840

