

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1175

SEND TAX NOTICE TO:

Susan Renee Siener
301 Coales Cir
Pelham, AL 35124

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty-five Thousand and 00/100 Dollars (\$125,000.00)** 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 where is acknowledged. I or we, **Anita L. McCracken, a single person** whose mailing address is: 55 Twin Creek Lane, Sylacauga AL 35150 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Susan Renee Siener**, whose mailing address **301 Coales Branch Cir, Pelham, AL 35124** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 301 Coales Branch Cir, Pelham, AL 35124 to wit:

Lot 36, according to the Survey of Second Sector, Hidden Creek II, as recorded in Map Book 25, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$122,735.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of July, 2019.

Anita L. McCracken
Anita L. McCracken

STATE OF ALABAMA

Shelby County ss:

I, Jack R. Thompson Jr, a Notary Public in and for said county in said state, hereby certify that **Anita L. McCracken** 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 19th day of July, 2019

My Commission Expires: 10/31/2020

Jack R. Thompson Jr
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2019 08:13:44 AM
\$20.50 CATHY
20190723000260770

Allie S. Bayl