

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

Send Tax Notice To:
LaTonja D. Piner
109 Enclave Ave.
Calera, AL 35040

GENERAL WARRANTY DEED

20190807000284570
08/07/2019 12:28:36 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Six Thousand Dollars and No Cents (\$136,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Amber Anderson, a married person, this does not constitute the Homestead of the Grantor or her spouse, whose address is 424 Sydney Dr. N., Prattville, AL 36066 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto LaTonja D. Piner whose address is 109 Enclave Ave., Calera, AL 35040 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 73, according to the Survey of The Enclave Phase 1, as recorded in Map Book 38, Page 1, in the Probate Office of Shelby County, Alabama.

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

\$136,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Amber Anderson is one and the same as Amber M. Dennis, who acquired title under Instrument 2008021000057280, recorded on February 12, 2008 in the Probate Office of Shelby County, Alabama.

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 31st day of July, 2019.

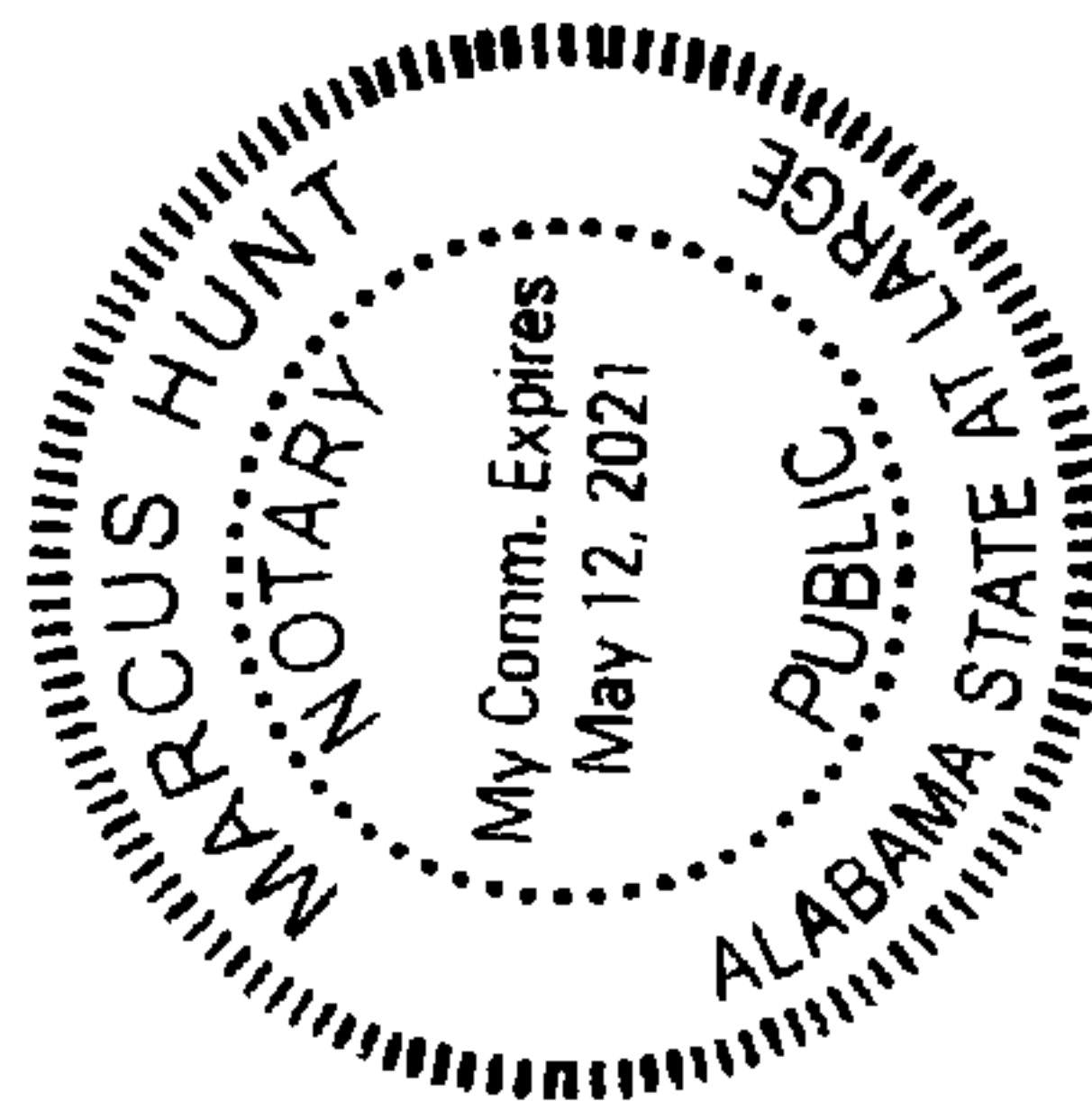

Amber Anderson

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Amber Anderson 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of July, 2019.


Notary Public, State of Alabama
Marcus Hunt
Printed Name of Notary
My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2019 12:28:36 PM
\$19.00 CHERRY
20190807000284570

Allie S. Bayl